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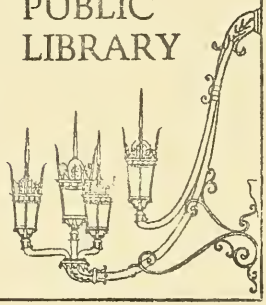

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C O U R T

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Submitted by:
FIRST TRADE UNION SAVINGS BANK
THE HELEN MORTON FAMILY CENTER, INC.
SOUTH PARK PARTNERSHIP

MAY 1990

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May 3, 1990

Board of Appeal
City of Boston
One City Hall Square
Boston, MA 02201

RE: Appeals of South Park Partnership

Gentlemen:

The purpose of this letter is to inform you of the position of the Blackstone/Franklin Square Neighborhood Association (the "Neighborhood Association") concerning the appeals of South Park Partnership on behalf of the Boston Redevelopment Authority (the "BRA") in connection with the proposed development known as Washington Court and the Helen Morton Center (the "Development"). The following resolution was adopted unanimously at the monthly meeting of the Neighborhood Association held May 1, 1990:

RESOLVED: That the Neighborhood Association recommend to the Board of Appeal that it reject or postpone the appeals of South Park and the BRA for the Development unless or until any proposed changes to the present plans for the Development are presented to and approved by the Design Advisory Committee, the Board of Directors of the Helen Morton Family Center, the Neighborhood Association and the abutters.

Sincerely,

Robert J. Lathrop

Robert J. Lathrop
President

Randee Martin

Randee Martin
Clerk

cc: Stephen Coyle, BRA
Antonio Torres, BRA
Carl Bonta, South Park Partnership
Vincent McCarthy, Esq., Chairperson, Helen Morton Family Center
Rev. Robert Tanzie, Chairperson, Design Advisory Committee
Kelly Cronin, Office of Neighborhood Services
Susan Park, South End Landmarks Commission
Arthur Howe, South End Historical Society

YP-7887S

WASHINGTON
C O U R T

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3 LETTERS OF SUPPORT

4 DEVELOPMENT FACT SHEET

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6 APPLICATION

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Cardinal

EXECUTIVE SUMMARY

This application for funds from the Federal Home Loan Bank of Boston's Affordable Housing Program (AHP) is being submitted by First Trade Union Savings Bank for Washington Court, a 90-unit, affordable housing cooperative proposed for construction in Boston's South End neighborhood. In addition to First Trade Union Savings, the project's primary sponsors are the non-profit Helen Morton Family Center, Inc. and the South Park Partnership, a for-profit development team. The City of Boston has committed substantial public dollars to the project as well.

The board of directors of the non-profit co-sponsor, Helen Morton Family Center, Inc., includes individuals representing a broad range of community interests and neighborhood groups, with experience in the fields of real estate development, social service provision, housing and fundraising. Together, they share a longstanding commitment to the South End. The for-profit co-sponsor, South Park Partnership, consists of principals with experience and a track record of success, having an ownership interest in both minority- and women-owned business enterprises, including Schochet Associates (Jay Schochet and Carl Bonta), Joseph Feaster, Esq., Pamela McDermott, and Charles Grigsby. The project architect is Mintz and Associates.

Washington Court will be built on land owned by the Boston Redevelopment Authority (BRA), and will be subject to the ongoing supervision and development guidelines of the BRA. Its primary purpose is to facilitate the creation of The Helen Morton Family Center. The Center will consist of 36 units of transitional housing, supported by professionally-staffed day care, counselling, job training and other social services designed to assist homeless women and children make the difficult journey from emergency shelters to economic self-sufficiency and permanent housing. Residents of the transitional housing will be integrated into a development that reflects the diversity of Boston's South End.

Washington Court is the product of nearly four years of broad-based and intensive community discussions. This development proposal reflects the consensus that has formed among local residents, social service professionals, and members of the development team. The development will offer a range of cooperative homeownership opportunities; the attractive building will reflect the Victorian character and ambience of the South End.

Washington Court Housing clearly meets the seven objectives of the AHP:

- It will yield 36 units of transitional housing for very-low income people;
- It will provide permanent housing for the homeless through the Helen Morton Family Center's permanent housing search program that will find homes for families that complete its program.
- It will bring new housing to a publicly-held vacant lot where substandard housing was acquired and later destroyed through the federal government's Urban Renewal program;
- It will empower low- and moderate-income persons through its development as a mixed-income, resident controlled housing cooperative;
- It will facilitate the development of housing co-sponsored and owned by the non-profit Helen Morton Family Center, Inc.;
- It will empower the poor by assisting homeless families to achieve self-sufficiency and through the outreach efforts of the Helen Morton Family Center; and,
- It will promote fair housing through the project's commitment to local and state fair housing criteria.

The narrative and attachments that follow explain the overall program in greater detail.

PROGRAM PROPOSAL

Washington Court will be a 90-unit, affordable housing cooperative in Boston's racially- and ethnically-integrated South End neighborhood. The development will house the Helen Morton Family Center, a 36-unit transitional housing program and supporting social services and day care for homeless women and children. In addition, the project will contain 54 units for families of moderate income.

This application for funds from the Federal Home Loan Bank of Boston's Affordable Housing Program (AHP) is being submitted by First Trade Union Savings Bank. The co-sponsors of Washington Court Housing are the non-profit Helen Morton Family Center, Inc. and the South Park Partnership. While a variety of subsidy and funding sources are being approached for possible assistance in the development of Washington Court, the similarities between the goals of Washington Court and those of the AHP make this particular program a natural source of construction and permanent financing.

Transitional Housing and the Helen Morton Family Center

In 1986, Boston Mayor Raymond L. Flynn identified transitional housing as a critical social service need, and he asked the BRA to lead an effort aimed at developing a workable South End program. Two years later in January, 1988, Mayor Flynn appointed a broad-based group charged with developing a plan to create a transitional housing program as part of Washington Court. This group eventually formed a non-profit corporation and transformed itself into the corporation's board of directors. The corporation, the Helen Morton Family Center, Inc., was named in honor of longtime social activist, Helen Morton, who helped found the housing development in Villa Victoria known as Parcel 19, aided in the incorporation of Inquilinos Boricuas en Accion (IBA) and serves as board member emeritus of United South End Settlements (USES). The board of directors has met regularly, and has worked closely with the South Park Partnership and the staff of the BRA. The Helen Morton Family Center, Inc. has applied for tax-exempt status under Section 501 (c)(3) of the Tax Code.

The Helen Morton Family Center, Inc. will provide employment training, child care, and educational services to its clients to assist them in their transition to permanent housing. These social services, including a daycare center for all residents of Washington Court, will be housed in the same structure as the residences.(Support for the social service component is not a part of this proposal for financing under the Affordable Housing Program.)

The idea of incorporating a transitional housing program within Washington Court, was arrived at through a lengthy community process involving local residents, social service professionals, and members of the business and development communities. The overall program guidelines grew out of this community process.

Since South Park Partnership began collaborating with the Helen Morton Family Center, Inc., concerned residents of the South End have met regularly with the design and development teams to guide the evolution of the project to its current stage. With assistance from the BRA, the Helen Morton Family Center board of directors created a special committee, called the Design Advisory Committee (DAC), to facilitate local participation in designing Washington Court. The DAC met regularly for some 18 months, and in early 1990 voted strong support for the design and program developed by the project's co-sponsors.

Washington Court meets the AHP criteria

Washington Court will be incorporated as a limited-equity cooperative. It will, therefore, embody the best aspects of homeownership and rental,although it will not conform strictly to either definition. It will provide desperately-needed affordable housing to low- and moderate-income residents, empowering them by granting them control over their homes. Residents of the permanent (non-transitional) units will purchase shares in the cooperative for a reasonable price (about $1700) thereby gaining a portion (though not all) of the bundle of rights which generally accompanies home ownership. The Helen Morton Family Center, Inc. will own the majority of shares and lease the transitional units which, with the application of rent subsidies, will equal 30 percent of transitional tenants' income. The Center aims, where possible, to assist its clients to become shareholders of permanent units in Washington Court.

Washington Court will be constructed on Parcel RC-9, a 49,424 square foot parcel which was assembled and purchased by the Boston Redevelopment Authority in the 1960s under the federal Urban Renewal Program. Currently vacant, the lot is bordered by Shawmut Avenue and Washington, West Concord, and Rutland Streets. When acquired, the property contained dilapidated, low-cost housing. Eventually, like many of the buildings in the South End Urban Renewal Area, the structures on Parcel RC-9 were razed to make way for new housing construction. The development of Washington Court -- 25 years later --represents the final chapter in this Urban Renewal story. The site was selected because of its proximity to public transportation and high quality health care and social service agencies. The project will combat the displacement of low-income residents, and will stabilize the community, by developing affordable and transitional housing on a valuable parcel in the midst of a neighborhood which, in the past two decades, has experienced significant gentrification.

The complex will be built along the Washington Street Corridor -- an area that has been the focus of considerable development activity in recent years. While the condominium market has cooled recently, the rental and cooperative market in this portion of the South End is projected to remain strong, owing to reasonable prices relative to other parts of Boston, and to the significant public and private investment that has been attracted in recent years. The demolition of the old elevated Orange Line and the planned reconstruction of Washington Street, along with the $56.4 million South End Neighborhood Housing Initiative (SENHI) program, which will bring nearly 350 units of housing to the immediate neighborhood, makes the area around Washington Court a particularly active and attractive market.

While AHP funds will not literally be applied to "the purchase and/or rehabilitation of housing owned or held by the U. S. Government," they will facilitate the creation of new housing on vacant property formerly owned by the Government. Under a Land Disposition Agreement (LDA) to be executed between the BRA and the project developers (and their successors and assignees), 36 of the 90 units must remain as affordable housing for at least 50 years.

<u>The Transitional Housing Board</u>

Since January of 1988, the board of directors of the Helen Morton Family Center has been charged with making all decisions on issues concerning the creation and ongoing operation of the transitional housing social service program, ensuring that the program is integrated into the surrounding community, and allowing for maximum community input in the overall process. (A list of board members, a majority of whom are local residents, is included in this application).

Families in transitional housing will live in fully-furnished apartments (grouped in four clusters of nine units each) in Washington Court. A licensed day care center in the same building will offer a range of services to the children of residents of Washington Court. A professional on-site staff, in concert with local social service agencies, will offer a program designed to teach the life skills necessary to promote economic self-sufficiency, a more stable family life, and a successful transition to independent permanent housing.

The Helen Morton Family Center will accept local homeless families who meet low-income criteria for subsidized housing and exhibit the high motivation necessary to make the transition to permanent housing. The ethnic, racial and demographic mix of accepted families is expected to mirror the ratio prevalent in Boston's emergency family shelters: a majority will be low-income women with children. The Center will welcome referrals from local shelters with priority placements for South End residents. Families needing secure protection from abusive

individuals will not be served, nor will families with active drug or alcohol involvement or severe mental health problems.

The Center will seek private contributions, public grants and contracts needed to hire professionals to operate the day care center and transitional housing program. This effort will be greatly assisted by the start of construction, since many potential funders have expressed an interest in seeing construction of Washington Court begin before contributing or committing assistance to the currently homeless Helen Morton Family Center.

THE HELEN MORTON FAMILY CENTER, INC.

Vincent P. McCarthy, President
M. Rita Gallo, Treasurer
Mark Johnston, Clerk
Richard Rudman, Assistant Clerk

BOARD OF DIRECTORS

KATHARINE BACHMAN
12 Thorndike Street
Brookline, Massachusetts 02146
277-9753

Hale and Dorr
60 State Street
Boston, MA 02109
742-9100

Attorney, Hale and Dorr

TRISTRAM BLAKE
4 Rutland Square
Boston, Massachusetts 02118
536-2545

South End Health Center
400 Shawmut Avenue
Boston, MA 02118
266-6336

Director, South End Community Health Center

JEANETTE BOONE
521 Shawmut Avenue
Boston, Massachusetts 02118
437-0789

Senator Kerry's Office
10 Park Plaza
Boston, MA 02116
565-8519

Constituent Services Director for the Office of Sen. John Kerry; president, Four Corners Development Corporation

DAVID DOUGLASS
581 Massachusetts Avenue #2
Boston, MA 02118
266-0457

Assistant United States Attorney; second vice president, Four Corners Development Corporation

WALTER FERME
45 Upton Street
Boston, Massachusetts 02118

Ferme Development Co.
544 Tremont Street
Boston, MA 02118
482-3070

South End developer

RITA GALLO
72 Montgomery Street
Boston, Massachusetts 02116
536-6461

Chairperson, South End Police Protection Committee; director, South End Historical Society

CLARA GARCIA
20 Boylston Street
Jamaica Plain, Massachusetts 02130

IBA
405 Shawmut Avenue
Boston, MA 02118
262-1342

Executive director, Inquilinos Boricuas en Accion

CLARE HAYES
156 West Canton Street
Boston, Massachusetts 02118
437-1121

Co-president, League of Women Voters

CURDINA HILL
10 Columbus Square
Boston, Massachusetts 02116
267-0156

President, Equinox Development Corporation

MARK JOHNSTON
79 Worcester Street
Boston, Massachusetts 02118
437-0117

Former coordinator, Mayor's Office of Neighborhood Services

DAVID KING
30 Montgomery Street
Boston, Massachusetts 02116
267-1823

City Mission Society
14 Beacon Street
Boston, MA 02108
742-6830

Vice president, City Mission Society

RANDI LATHROP
5 Haven Street
Boston, Massachusetts 02118
266-6941

Blackstone/Franklin Neighborhood Association

VINCENT McCARTHY
106 Lake Street
Brighton, MA 02135

Hale and Dorr
60 State Street
Boston, MA 02109
742-9100

Senior partner, Hale and Dorr; Clerk, Pine Street Inn; Founding incorporator, Robert F. Kennedy Action Corps

PAM NELSON
1666 Washington Street
Boston, Massachusetts 02118
266-2714

Worcester Square Area Neighborhood Association

JAMES O'DONNELL
130 Appleton Street #3-A
Boston, Massachusetts 02116
247-1419

Retirement Board
Boston City Hall
Boston, MA 02201
725-4305

Executive director, Boston Retirement Board

GERALDINE ROBINSON
4 Lingard Street
Dorchester, Massachusetts 02125
445-1034

Children's Museum
300 Congress Street
Boston, MA 02210
426-6500

Director, Children's Museum Early Childhood Program

HAVI STANDER
249 Market Street
Brighton, Massachusetts 02135

Newton Community Services
492 Waltham Street
332-8887

Director, Newton Community Services

REV. ROBERT TANZIE
612 Columbus Avenue #5
Boston, Massachusetts 02118
247-3269

Pastor, Peace Presbyterian Church; Claremont Neighborhood Association

MERCEDES TOMPKINS
111 Draper Street
Dorchester, Massachusetts 02122
436-2122

Casa Myrna Vasquez
Box 18019
Boston, MA 02118
262-9581

Executive director, Casa Myrna Vasquez

JOAN TIGHE
25 Eastman Street
Dorchester, Massachusetts 02125
436-5754

Executive Director, Alliance for Young Families; Director, Tent City Corporation

ROBERT WALSH
26 Crest Road
West Roxbury, Massachusetts 02132
327-0689

Robert Walsh Associates
307 West First Street
South Boston, MA 02127
262-9222

Development and planning consultant; former director, Boston Redevelopment Authority; director, Pine Street Inn; director, Boston Center for the Arts

ESTAH YENS
118 West Concord Street
Boston, Massachusetts 02118
247-0280

South End resident; director, Boston Center for the Arts

Planning Consultant:	DONNA TOWNSEND Women's Institute 179 South Street Boston, Massachusetts 02111 423-2296
Assistant Clerk:	RICHARD RUDMAN Hill and Barlow One International Place Boston, MA 02110
Attorney:	RICHARD CHUTE Hill and Barlow One International Place Boston, MA 02110

From the desk of

James M. Kelly

BOSTON CITY COUNCIL - DISTRICT TWO

725-3203 725-3452

Carol Geary
Chief of Staff

Paul J. Walkowski
Legislative Coordinator

Annmarie Geary
Secretary

April 18, 1989

Mr. James Flaherty, Chairman
c/o Boston Redevelopment Authority
City Hall - Ninth floor
Boston, MA 02201

Dear Mr. Flaherty,

I am writing in support of the Final Designation for the Parcel-to-Parcel Linkage II project in the South End.

The South Park Partnership received Tentative Designation as redeveloper for Parcel RC-9, Rd-60 and a portion of Parcel 30 in the South End Urban Renewal Project Area on April 21, 1988. Throughout the last twelve months, this development team has refined its building design and program through interaction with the community, specifically the Design Advisory committee ("DAC") and the Transitional Housing Board ("THB"). I am confident that the project plans placed before the BRA Board for final designation address neighborhood concerns and reflects the intent of the Parcel-to-Parcel program.

Accordingly, I reapectfully urge that the members of the BRA Board vote Final Designation on this project in order that the long awaited benefits of Transitional Housing Units, affordable housing units, and daycare associated with this project may become a reality.

Sincerely,

Jim Kelly

James M. Kelly

THIS STATIONERY PAID FOR WITH PRIVATE FUNDS

Boston City Council

Bruce C. Bolling
District 7
725-4220

March 31, 1989

Boston Redevelopment Authority Board
Boston City Hall
Boston, MA 02201

Dear Board Members:

I am writing in support of the Final Designation for the Parcel-to-Parcel Linkage II project in the South End.

The South Park Partnership received Tenative Designation as redeveloper for Parcel RC-9, RD-60, and a portion of Parcel 30 in the South End Urban Renewal Project Area on April 21, 1988. Throughout the last twelve months, this development team has refined its building design and program through interaction with the community, specifically the Design Advisory Committee ("DAC") and the Transitional Housing Board ("THB"). I am confident that the project plans placed before the BRA board for final designation address neighborhood concerns and reflects the intent of the Parcel-to-Parcel program.

Accordingly, I respectfully urge that the members of the BRA Board vote Final Designation on this project in order that the long awaited benefits of transitional housing units, affordable housing units, and daycare associated with this project may become a reality.

Sincerely,

Bruce C. Bolling
City Councillor

BCB/bew

cc: Stephen Coyle

New City Hall • One City Hall Square • Boston • Massachusetts • 02201

Action
for
Boston
Community
Development
Inc.

25 years of uniting people with opportunities

Jean M. Babcock
President

Robert M. Coard
Executive Director

December 17, 1987

Mr. Charles T. Grigsby
South Park Partnership
c/o G.A. Ventures
29 Worcester Street
Boston, MA 02118

Dear Mr. Grigsby:

After a review of the proposal by South Park Partnership for the development, under Parcel-to-Parcel Linkage #2, RD-60 in the South End and the Park Square parcel, we have been impressed by the creativity of your effort. Especially noteworthy, is your commitment to community participation, and the establishment of the $2 million endowment. The proposal not only meets the objectives of Mayor Flynn and the Boston Redevelopment Authority, but serves the South End and the larger community with a sound and success-oriented manner.

Action for Boston Community Development, Inc. (ABCD) is the largest provider of child care services in the city, with a quarter century track record of moving families out of poverty by the provision of a range of supportive services.

If South Park Partnership receives tentative designation by the BRA, ABCD would be interested in exploring with you the feasibility of matching our existing day care and job training efforts with your program at both the South End and Park Plaza sites. In addition, we could explore together the possibilities of new funding including the implementation of a child care center, designed specifically for the families in the South End transition program.

Sincerely,

Robert M. Coard

Robert M. Coard
Executive Director

RMC/dg

178 Tremont Street • Boston • MA 02111 • (617) 357-6000

INQUILINOS BORICUAS EN ACCIÓN

January 19, 1988

Ms. Pamela G. McDermott, President
Northeast Management and Marketing Co.
One Boston Place - Suite 3400
Boston, MA 02108

Dear Pam:

The purpose of this letter is to thank you and the South Park Partnership Project Team for your recent presentation on Parcel to Parcel Linkage 2.

As we mentioned to you back in November, IBA is in the position of offering social, recreational and cultural programs and activities to enhance the quality of life for the community. The agency wishes to express its desire to work with the designated developer for the South End Parcel.

We are very excited with the different programs that are being proposed for this parcel. However, only one can be selected, we are confident that the one that is chosen be the one that best serves the community and its participants.

Inquilinos Boricuas en Accion looks forward to participate in this process.

Sincerely,

Clara L. Garcia

Clara L. Garcia
Executive Director

CLG/ahs

PEOPLE WORKING TOGETHER FOR A BETTER FUTURE IN VILLA VICTORIA
TRABAJAMOS JUNTOS POR UN FUTURO MEJOR EN VILLA VICTORIA

7

465 SHAWMUT AVE. BOSTON, MASSACHUSETTS 02118 U.S.A. TEL. 262-1342

January 17, 1988

Mr. Robert Farrell, Chairman
Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell:

We the undersigned have reviewed the four proposals now before the Boston Redevelopment Authority to build 90 units of housing in the South End, including transitional housing, and an office/condominium building in the Park Square area.

We believe the South Park Partnership team presents the best alternative for these two sites:

- o they have a team which includes minority and women equity partners;
- o their proposal emphasizes homeownership;
- o they propose to build 10% affordable housing on the Park Square Site; and
- o they propose the largest funding assistance, $2,000,000 to the transitional project.

As residents of the South End and as neighbors of this site, we have a direct stake in the outcome of the project. For these reasons we are supporting the proposal of the South Park Partnership.

Name	Address
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Name	Address
Perry C. Smith	521 Shawmut Ave
[illegible]	[illegible]
[illegible]	[illegible]
Sheila F. Maith	581 Mass Ave #2 Boston MA
David Douglass	581 Mass Ave #2 Boston MA
[illegible]	[illegible]
[illegible]	[illegible]
SC Johnson	1024 W. Springfield 254-936-9174
Clarissa Berry	505 Shawmut Ave. 262-6097
[illegible]	507 Shawmut Ave Bos
Craig [illegible]	521 Shawmut Ave Boston 02118

The Four Corners Neighborhood Association
Jeanette Boone, *president*
521 Shawmut Avenue Boston Massachusetts 02118

January 17, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Farrell:

After reviewing the four development proposals for the Authority's Parcel to Parcel 2 Linkage program, the membership of the Four Corners Neighborhood Association has voted to support the South Park Partnership for designation.

We realize the importance of this program, and the key role the development of Parcel RC-9 in the South End will have on the revitalization of our neighborhood. We applaud the Boston Redevelopment Authority for your thoughtful and comprehensive development guidelines, and we congratulate the Mayor's Office for the way in which the administration listened to our concerns before reshaping the plan to put transitional housing on Parcel RC-9.

Members of our association were generally impressed by the high quality of the proposals submitted under Parcel to Parcel Linkage 2. But we feel the proposal from the South Park Partnership is far superior to the other three, both in terms of what it offers the South End and in terms of overall project quality.

We are certainly pleased by the team's commitment to constructing a quality transitonal housing development on the South End parcel. It is clear from the South Park proposal that team members understand the needs of transitonal housing residents, but the developers also realize that it is the board of directors appointed by Mayor Flynn that will work to make most of the key decisions around the structure of the social service network. This is important. Also important is the $1 million endowment to be established by the team for the transitional housing -- by far the largest commitment of funds among the competitors.

Working for the South End community.

99 East Canton Street
Boston, MA 02118

January 15, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell:

I have lived in the South End for the past fifteen years, and currently reside a few blocks away from Parcel RC-9. I wish to commend Mr. Stephen Coyle and the BRA for linking the development of this parcel with the Park Square parcel, so that our neighborhood benefits from the downtown "development boom".

I have attended the community meetings and reviewed the proposals of the four developers. I urge you to designate the South Park Partnership group as the developers of these BRA parcels.

As a person of color, I am too well aware of the barriers faced by Black developers. I am very encouraged by the fact that the South Park Partnership includes people of color and women as full partners. This is true only for this development team.

I would hope that the BRA Board of Directors would join with our community in demonstrating its support for the South Park Partnership concept.

Sincerely,

Robert Bell

DON QUIJOTE MARKET
1641 WASHINGTON STREET
BOSTON, MASSACHUSETTS 02118

January 17, 1988

Mr. Robert Farrell
Chairman
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell:

As a business owner in the South End and an immediate abutter to RC-9, I would like to record my support and endorsement of the South Park Partnership proposal under the Parcel to Parcel II Linkage project.

I have reviewed the four proposals and commend the South Park Partnership for their architectural design and their response to affordable housing on both the South End and Park Square site. It is evident from the proposal, that the South Park Partnership is sensitive to and aware of the needs of transitional families as evidenced by the total integration of these families in the development.

The South Park Partnership is the only team that has been thoughtful and deliberate in putting together a development team which includes minorities and women as full equity partners. It should also be noted that the Partnership team is made up of local individuals in general. Included on this team is Mr. Charles Grigsby of the South End and my neighbor. The composition of this team, satifies for me the fact that I know the team will be accountable to this community.

I hope you will join me in endorsing the proposal of the South Park Partnership.

Sincerely,

José A. Blanco

José Blanco
Proprietor

January 19, 1987

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Farrell:

As residents of the South End community, We would like to be recorded as supporters of the proposal submitted by the South Park Partnership to develop the South End Parcel RC-9 under the Parcel to Parcel II Linkage project.

After reviewing several of the proposals that were submitted for this development, We found that the South Park Partnership not only met all of the requirements issued by the BRA, but also felt that they would provide the best opportunity for growth and unity in the community.

We urge you to designate the South Park Partnership as the developers in this project, and hope that you will see fit to select them.

Sincerely,

Joseph F. Robinson
Toni A. Robinson

WASHINGTON MANOR TENANTS COUNCIL
1701 Washington Street
Boston, MA 02118

January 13, 1988

Mr. Robert Farrell
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Mr. Farrell,

The Washington Manor Tenants Council would like to be recorded in support of the South Park Partnership proposal for development of South End Parcel RI-9 under the Parcel to Parcel II linkage project.

Representatives from the South Park Partnership met with our group several weeks ago, and we were very impressed by the team's commitment to build a quality development on the vacant parcel just two blocks away from our building. After reviewing the various proposals for development, we feel the South Park Partnership is best able to address the needs of our community while also building quality housing and commercial space in Park Square.

Many of our resident have lived in this community most of our lives, and still others have families and friends who currently live in the South End. We are very concerned that this neighborhood has become so attractive to speculators and outside investors that many longtime residents may be priced out of the market here. We are impressed that the South Park Partnership team is made up of local people who share our concerns, and that their plan will help many South End residents to remain in the community they love.

We hope you will see fit to select the South Park Partnership for designation under the Parcel to Parcel plan.

Sincerely,

Nancy Palmer, president

Nancy Palmer
for all the tenants
at 1701 Washington
Street

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
City Hall
Boston, Ma. 02201

January 14, 1988

Dear Mr. Farrell:

We have learned of the four proposals now before the Boston Redevelopment Authority to build 90 units of housing in the South End, including transitional housing, and an office/condominium building in the Park Square area.

We believe the South Park Partnership team presents the best alternative for these two sites:

* they have a team with minority and women equity partners
* their proposal emphasizes home ownership
* they propose to build 10% affordable housing on the Park Square site, and
* they propose the largest funding assistance, $2,000,000., to the transitional project.

As residents of the South End, and as neighbors of this site, we have a direct stake in the outcome of the project. For these reasons we are supporting the proposal of the South Park Partnership.

Name	Address
Rutledge A. Walker for Low Cost Housing Corp.	15 Worcester Street Boston, Ma 021
William C. Decker	475 Mass Ave Boston 02

Re South Park Proposal

Name	Address
[illegible]	27 Worcester
Mrs Linda Carter	27 Worcester St
Anthony Perry	8 Hammond St

534 Columbus Avenue · Boston, Massachusetts 02118 · (617) 267-7400

SOUTH END NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"

abcd

December 17, 1987

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02203

Dear Mr. Farrell,

Since the inception of the process to build housing for transitional families on parcel RC-9, we at the South End Neighborhood Service Center of ABCD ("SNAP"), have been intimately involved, and are now pleased that the phase of choosing the most appropriate developer is nearing closure. We are well aware that this program will not only enhance the rich fabric of the South End, but will be a pace-setting program in this vital area of concern throughout the city.

After reviewing the proposals and participating in the discussions with the four development teams for this creative parcel-to-parcel linkage, we are convinced that although each proposal has merit, the proposal by South Park Partnership is the most exemplary. Their team is impressive in its diversity, with each of the principals possessing a track record of note. The combinatic of this impressive talent has produced a proposal that will meet the objective of Mayor Flynn and the BRA, and we maintain, develop a program in which the cc unity can take pride.

Of particular merit is the Partnership's emphasis on community participation and the establishment of the $2 million endowment for the on-going operation c the transitional housing component. The opportunity for homeownership for the first time homeowners in 24 units on the South End site and 15 units in Park Plaza meets a long-term community need, and will lend stability to the progran Of the four proposals only South Park has minority participation in a substant manner in ownership and management.

We at SNAP wish to commend Mayor Flynn and the BRA for utilizing parcel-to-par linkage for such an important community priority. Further, we are hopeful tha you will recommend that South Park Partnership receive tentative designation f this development.

Sincerely,

Pat Cusick

Pat Cusick
Director

cc. Robert M. Coard, Executive Director, ABCD
Stephen Coyle, Executive Director, BRA
Don Gillis, Office of Neighborhood Services

UNITED SOUTH END SETTLEMENTS
Harriet Tubman House

566 Columbus Avenue
Boston, MA 02118
(617) 536-8610

FRIEDA GARCIA
Executive Director

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JOAN TIFFANY

HONORARY MEMBERS
FLORENCE B. LESUEUR
HELEN MORTON

December 18, 1987

Mr. Charles Grigsby
The South Park Partnership
Statler Office Building
Suite 720
Boston, MA 02116

Dear Mr. Grigsby

On behalf of United South End Settlements (USES) I would like to express the agency's willingness to provide social services to the residents of the Transitional Housing planned for the Parcel to Parcel Linkage Project 2. Agency staff has reviewed the Transitional Housing design being submitted by your development team (The South Park Partnership) and found it responsive to the RFP. In addition, you have had demonstrated a committment to the neighborhood for years.

USES the largest community-based multi-service provider in the South End/Lower Roxbury community is interested in working with the selected developer, in conjunction with the appointed Board, to operate the day care facility and provide employment, training and education, housing search assistance, counseling and youth services to the transitional housing residents. These services would be available to residents by accessing the existing services at the agency and/or by USES designing certain services specifically for those residents.

The agency looks forward to participation in this innovative and needed transitional housing program. If you have any questions please feel free to contact me or Ken Wade, Coordinator of Housing and Neighborhood Development at the above number.

Sincerely yours,

Frieda Garcia
Executive Director

FG/mm

cc: Ken Wade

WASHINGTON COURT

FACT SHEET

DEVELOPER: The Helen Morton Family Center, Inc., a non profit corporation, and the South Park Partnership, a for profit enterprise, which includes minority and female participation, are the developers and co-sponsors of this project. The Helen Morton Family Center board of directors includes individuals experienced in real estate development, social service provision, and housing. The South Park Partnership consists of Joseph Feaster, Esq., Pamela McDermott, Charles Grigsby, and Schochet Associates (Jay Schochet and Carl Bonta).

ARCHITECT: Mintz and Associates

BUILDER: Peabody Construction

SITE: Approximately 49,424 square feet of land on Parcel RC-9 in Boston's South End Urban Renewal Area; the parcel is bounded on the south by Washington Street, on the east by Rutland Street, on the west by Concord Street, and on the north by residential uses.

PROJECT: Washington Court consists of a 90-unit, affordable housing cooperative (54 units will be moderate-income, and 36 units for low-income transitional housing) and 63 structured parking spaces. Along Washington Street, the development is a five-story elevator building; on West Concord and Rutland streets are four-story, walk-up townhouses. The building's area is about 98,000 gross square feet.

The 36 transitional units are located in four nine-unit clusters. Each has its own individual entrance and will operate independently from the remainder of the building. These units will house low-income homeless women and their dependents. Their tenancy will be for a period of up to two years. The Helen Morton Family Center, Inc., a non-profit corporation, will manage the 36 units and will provide support services to residents (such as child care, general education, employment training, and housing

search).

The floor area ratio of the Washington Court buildings is 2.0; new exterior construction will be primarily of brick. The facade incorporates many Victorian architectural features found in the South End.

COSTS: The total development cost for this building is estimated at approximately $13 million.

FUNDING: The City is committed to investing Linkage funds to assist this development. Additional funding for the project will come from State sources (the Housing Innovations Fund), syndication proceeds (tax credits and losses), private foundations, and loan proceeds.

STATUS: The City of Boston has designated this development as a top priority, and the developers hope to start construction by the Fall of 1990. The development concept has evolved in cooperation with the board of directors of the Helen Morton Family Center, Inc., its Design Advisory Committee (DAC), and South End residents. The design has been approved by the South End Historical Society, and an informal design presentation has been made to the staff of the South End Landmarks District Commission. On May 15, 1989, the Massachusetts Executive Office of the Environment ruled the project does not need an Environmental Impact Report. The Massachusetts Housing Finance Agency (MHFA) gave the project Official Action Status (OAS) on August 8, 1989, and it held a public hearing on October 13, 1989 concerning the issuance of securities for Washington Court. The developers have applied to the City of Boston Zoning Board of Appeal to obtain necessary zoning variances. The Zoning Board of Appeal has scheduled a hearing for May 8, 1990 for this project and it is anticipated they will approve the zoning variances on this date. Applications to the state's Housing Innovations Fund will be submitted by June 30, 1990. Initial conversations with the staff of MHFA and EOCD have been held, and positive responses about the significance of this innovative project have been received.

STREET
HAVEN
RD-60
Parcel 30
HAVEN ST
STREET
RUTLAND
AVENUE
OUR LADY OF (RC) THE CEDARS OF LEBANON
CUMSTO PL
RC-9
SHAWMUT
STREET
WEST CONCORD STREET
DEWLOIS STREET
NEWLAND
STREET
WORCESTER
STREET
DEACON
STREET
STREET
WALL
SOUTH BURYING GROUND
WALL
JAMES
EAST
CONCORD
WASHINGTON

THE TEAM - THE SOUTH PARK PARTNERSHIP

The success of this project will be determined by The South Park Partnership's expertise, track record and ability to get the job done, as well as the success of the community in accepting and integrating these new real estate developments into the fabric and quality of neighborhood life. The South Park Partnership includes minorities and women, with financial, real estate and legal expertise, who have demonstrated an intimate knowledge of the South End community and a long-standing commitment to the future of Boston. The team epitomizes the diversity, financial backing, real estate development marketing and legal expertise necessary to ensure the viability of this project.

Schochet Associates is a privately owned real estate development and management company, headquartered in Boston. Its major areas of concentration are the construction or rehabilitation of properties for rental housing, condominiums and office buildings. Schochet Associates' experience encompasses the new construction of luxury condominiums in Newport, R.I., the rehabilitation and conversion of historic mill buildings into housing in Whitinsville, MA., and the reconstruction and conversion of an industrial warehouse into a first-class office building in Cambridge, MA. The company owns and manages 2800 residential units, and 375,000 SF of commercial properties throughout Massachusetts, Maine, Rhode Island, Connecticut, Georgia, California and the State of Washington. Jay R. Schochet, formerly Managing Partner and President of the Codman Company, Inc. is the President and Founder of the Company.

Pamela G. McDermott is Founder and President of Northeast Management & Marketing Company, Inc., full-service marketing and public relations firm, and Vice President of Northeast Affiliates, a real estate development and consulting group. As President of Northeast Management & Marketing Company, Ms. McDermott managed the community and government relations program for 125 Summer Street, the sponsor of the city's first affordable housing project under the linkage program. She has also worked on many of Boston's most complex development projects, all of which included the development of affordable housing programs and innovative public benefits: 125 Summer Street, 125 High Street, 222 Berkeley Street, Commonwealth Center, The New England Aquarium and South Station Air Rights. Ms. McDermott has also analyzed childcare programs for numerous real estate projects and serves on the Advisory Board of the Employer Sponsored Childcare Network. Ms. McDermott serves as an appointed member of Boston's Minority and Women Business Advisory Council and sits on the Board of Overseers of the Boys and Girls Clubs of Boston. Ms. McDermott is on the Steering Committee of New England Women in Real Estate. Ms. McDermott has been a guest speaker at business conferences and college seminars, including "New England Real Estate Conference" sponsored by the national accounting firm of

Laventhol & Horwath, the MIT School of Real Estate Development, and Simmons College.

Charles T. Grigsby is President of Scott and Duncan, a Roxbury-based minority business enterprise. He was formerly President of the Massachusetts Community Development Finance Corporation, and past President of the Massachusetts Venture Capital Corporation. Mr. Grigsby has a strong background in real estate finance having supervised investments in over 34 real estate projects, most of which involved low and moderate income housing. He provided equity and subordinated investments which enabled a minority developer to rehabilitate over 300 units of low and moderate income housing. As Chairman of the Board of The Urban League of Eastern Massachusetts , he guided policy development of the Urban League's employment, training and teenage pregnancy prevention and male responsibility programs. As National President of the United Neighborhood Centers of America, he set policy and established program goals in family life, skill training and job acquisition, housing placement, and affirmative action planning programs for 72 affiliates throughout the United States.

Joseph D. Feaster, Esq. is an attorney and the Assistant Director or Real Estate for the Massachusetts Turnpike Authority. Mr. Feaster has provided legal counsel on several real estate transactions including the proposed 128 unit development known as Fountain Hill Square Development in Roxbury. His experience is extensive in the area of Fair Housing and Affirmative Action and he has served as General Counsel with specific jurisdiction over the Massachusetts Commission Against Discrimination and authored numerous laws and Executive Orders governing the M.C.A.D. Mr. Feaster served two terms as President of the NAACP's Boston Chapter. He is a Founder of the Minority Developers Association.

Mintz Associates Architects/Planners, Inc. was founded by Samuel E. Mintz in 1964, after serving as the Director of Planning and Design for the Downtown Waterfront-Faneuil Hall Urban Renewal Project. He designed the 381-unit Shore Plaza East development in East Boston, the 150-unit Knights of Columbus elderly housing in the North End, the 212-unit Charlesview Apartments in Allston, the Bostonian Hotel, the 210 South Street Office Building in Boston, and the 449-unit Harbor Point (Columbia Point) mixed-income housing complex in Dorchester. Mr. Mintz has also provided the planning for the Watertown Arsenal, Boston Gas (Park Square), and Blue Cross/Blue Shield of Massachusetts (Boston Financial District).

SCHOCHET ASSOCIATES

Schochet Associates is a privately owned real estate development company headquartered in Boston, Massachusetts. Established in 1973 by Jay R. Schochet, the Company endeavors to create developments of significant investment value which are held for long term appreciation.

Since 1973 the Company has successfully developed many large residential projects, shopping centers, condominiums, and multi-use complexes. We own major properties in Massachusetts, Maine, Rhode Island, Connecticut, Georgia, California, and the State of Washington. Included in our current portfolio are approximately 2,400 residential units and 400,000 sq.ft. of commercial office and retail space.

Schochet Associates' recent and future focus in the real estate market targets the development or acquisition of multi-unit residential housing properties. However, we are also actively pursuing development projects involving hotels and office buildings.

The skills and expertise of our development team, combined with the depth of knowledge and experience offered by Federal Management and JRS Equities, make Schochet Associates a truly diversified real estate company.

FEDERAL MANAGEMENT COMPANY, INC.

Federal Management Company was formed in 1973 by Jay R. Schochet for the purpose of managing the growing real estate portfolio of Schochet Associates. Since inception, it has provided management services for all of Schochet Associates' developments and acquisitions. These services include complete responsibility for building operations, financial administration, leasing activities, and interfacing with local, state, and national agencies.

The management portfolio includes all types of housing, from luxury condominiums to low and moderate subsidized rental units, new construction and rehabilitation, as well as market rate rental apartment units. Its commercial portfolio comprises offices and stores, shopping malls, restaurants, and old and new office buildings. These efforts are supported by a staff of approximately 100 persons throughout the country.

Headquartered in Boston, it has regional offices in Newport, R.I., and Decatur, Georgia.

Federal Management Co., Inc. has received the AMO designation (Accredited Management Organization) awarded by the Institute of Real Estate Management. In addition, the President, Vice President, and one Property Manager are designated CPMs (Certified Property Managers) from IREM.

JRS EQUITIES, INC.

JRS Equities was formed in 1982 by Jay R. Schochet to create and administer wholesale and retail real estate syndications. It has since developed into the acquisitions and investor services arm of Schochet Associates. It reviews and analyzes real estate acquisition opportunities in major market areas, and structures these deals for possible purchase by Schochet Associates. JRS Equities has developed extensive relationships with merchant builders and brokers throughout the country, enabling us to review many hundreds of potential acquisitions annually.

JRS Equities continues to maintain strong relationships with major regional and national investment houses, and provides Schochet Associates with strong expertise in the continually evolving real estate investment market.

In addition, JRS Equities acts as investor services agent for several of our syndicated projects, acting as a liaison to more than 500 individual investors.

BIOGRAPHICAL INFORMATION

JAY R. SCHOCHET

He formed Schochet Associates and Federal Management Co., Inc. in 1973 following ten years in the Boston real estate community, most notably as Managing Partner and then President of The Codman Company. Under the auspices of Schochet Associates he has concentrated on the development of residential and commercial properties on both the East and West coasts. In 1982 he organized JRS Equities, initially to administer the syndication business for Schochet Associates, but which has since evolved into the acquisitions entity for Schochet Associates.

He graduated from Dartmouth College in 1952. He is a member of the Greater Boston Real Estate Board, the Rhode Island Real Estate Board, the National Association of Home Builders, the National Association of Realtors, and the Chambers of Commerce of Boston and Newport, R.I.

GILLIAN R. GATTIE

She has been associated with Jay Schochet since 1968 when she joined him at The Codman Company. Educated in England, she majored in English, French, and Business. She is President of JRS Equities and Vice President and Secretary of Federal Management Co., Inc.

JASON J. TIMMONS

He joined Schochet Associates in 1978 as President of Federal Management Co., Inc. with overall responsibility for the operation and administration of the Company's residential and commercial portfolio. He graduated from Brandeis University and attended Boston University and Northeastern University to continue his real estate education. He has been awarded the professional designation of Certified Property Manager from IREM, and the Residential Apartment Manager (RAM) designation from the National Association of Home Builders. He is a Realtor member of the Greater Boston Real Estate Board, the Institute of Real Estate Management, and the Subsidized Housing Committee of the Builders Association of Greater Boston.

DAVID A. GROSSMAN

He graduated Summa Cum Laude from the University of Rhode Island in 1977, receiving a B.S. Degree in Business Administration, majoring in Accounting. He is a Certified Public Accountant, and worked for Touche Ross for five years becoming a Senior Auditor specializing in the construction and real estate industries. He joined Schochet Associates in 1984 as Controller, and has full responsibility for all financial matters for the Company. He is Treasurer of Federal Management Co., Inc. and JRS Equities, Inc.

BETTE ANDERSON

She is a Vice President of Federal Management Co., Inc., responsible for the portfolio of all residential units. She graduated from the University of Connecticut in 1972 and joined Schochet Associates immediately thereafter. She also attended Boston College to achieve her Masters Degree in Business Administration. She has been awarded the professional designation of Certified Property Manager from the Institute of Real Estate Management, and is a member of the Greater Boston Real Estate Board.

PETER A LEWIS

He joined Schochet Associates in 1984 as a Development Manager, and now assists Jay Schochet in administering the company's overall development program. Prior to joining Schochet Associates, he spent several years with both Urban Investment and Development Company and Helmsley-Spear as a project manager on their major projects. He is a registered architect and holds degrees in Architecture from Harvard University and Illinois Institute of Technology, as well as an MBA in Finance from New York University.

DANIEL J. MCSWEENEY

He joined Schochet Associates in 1982 as a Project Manager responsible for the company's development projects in Rhode Island and Connecticut. He graduated from Harvard University in 1958 and continued his graduate studies in Economics at New York University. His career has included the position of Director of Development for the City of Cambridge, as well as real estate development consulting, specializing in the packaging, financing, and syndication of properties.

CARL J. BONTA

He joined Schochet Associates in 1986 as a development and acquisition specialist. He presently has responsibility for overseeing two develpoment projects for Schochet Associates. He holds degrees in Engineering from Tufts University and an MBA in Finance and Marketing from MIT's Sloan School of Management.

REAL ESTATE PORTFOLIO

Danforth Heights Portland, Maine	166 low and moderate income housing units.
Waterview Apartments Boston, Mass.	49 elderly housing units.
Cotton Mill Apartments Whitinsville, Mass.	55 low and moderate income housing units.
Brick Market Place Newport, R.I.	8 retail stores, 4 offices, and a large, high quality,20,000 sq. ft. restaurant.
Weldon Apartments Greenfield, Mass.	105 elderly housing units.
West Broadway Newport, R.I.	A mixed-use development consisting of 115 elderly and family apartments, and 21,000 sq.ft. of commercial space.
One Alewife Place Cambridge, Mass.	A three story 136,420 sq.ft. office building.
Garfield Building Los Angeles, California	A 12 story, 100,000 sq. ft. Art Deco office building
Decatur North Decatur, Georgia	A ten story, 90,000 sq.ft. professional medical office building.

Angelus Plaza Los Angeles, Calif.	1,093 elderly housing units.
Cedar Heights Kirkland, Washington	126 luxury garden apartment units
Fresh Pond Apartments Cambridge, Mass.	504 low and moderate income apartments.
Long Wharf Mall Newport, R.I.	17,000 sq. ft. shopping mall consisting of high quality retail stores.
Country Glen Apartments Groton, Connecticut	324 luxury garden apartments completed in June 1989.
Norstin Associates Cambridge, Mass.	32 units of low and moderate income apartment units.
St. Botolph Street Boston, Mass.	135 units of moderate and market income apartment units.

PROJECTS IN PROGRESS

South Park Boston, Mass.	104 units of low and moderate income rental housing on City-owned land. This is part of a Parcel-to-Parcel linkage program designed by the Boston Redevelopment Authority. We were selected through an open competition process.
Billerica Woods Billerica, Mass.	190 units of market rate apartments, with 20% of the units being set aside as affordable housing. We expect to start construction in the summer of 1991.
Country Glen II East Haven, Conn.	156 units of market rate garden apartments. This project will include a large clubhouse with indoor swimming pool. We expect to start construction in the spring of 1990.
Cumberland Crossing Cumberland, R.I.	312 units of market rate garden apartments. The project will include a large clubhouse with indoor swimming pool. Construction should commence in the spring of 1990.

PAMELA GILLMAN MCDERMOTT
201 Milton Street
Dorchester, MA 02124

EDUCATION:

1975-1976	Suffolk University Graduate Courses toward Master of Public Administration
1969-1973	University of Vermont B.S. received June, 1973 Major: Education

EXPERIENCE:

1985 - Present	NORTHEAST AFFILIATES, INC. Executive Vice President. Provides real estate services, including investment, development and consulting.
1981 - Present	NORTHEAST MANAGEMENT & MARKETING COMPANY, INC. Founder and President. Responsible for all operations of Northeast Management & Marketing Company, Inc. Northeast specializes in government/community and media relations, marketing, and special events management.
1981	CANDIDATE FOR BOSTON CITY COUNCIL Ran for citywide elective office, in non-partisan, multi-candidate field. Won Primary Election, and lost in General Election.
1980-1981	CITY OF BOSTON OFFICE OF MARKETING AND DEVELOPMENT Project Director. Developed City marketing strategy, to encourage business relocation and expansion in Boston.
1979-1980	D.H. SAWYER & ASSOCIATES Director, Boston Office. Created, developed and marketed first satellite office for N.Y.-based corporate and political communications firm.
1977-1979	COMMONWEALTH OF MASSACHUSETTS OFFICE OF THE LIEUTENANT GOVERNOR Governor's Representative to the New England Governor's Conference. Recommended economic development,

transportation and energy policies for new England, totalling $7 million in federal aid.

Coordinator, Northeast Alliance of Business, Labor & Government. Introduced and helped garner support from nine Northeastern Governors for "Alliance", to address economic problems of Northeast.

Coordinator for Coalition of Northeastern Governors.

1977 — UNIVERSITY OF MASSACHUSETTS
Consultant. Developed educational training program for municipal officials. Helped secure $100,000 for program.

1974-1977 — NEW ENGLAND GOVERNOR'S CONFERENCE
Special Assistant to Federal Co-Chairman. Represented President's policy on all contracts, grants, and financial allocations, and coordinated Federal activities.

BOARDS AND DIRECTORSHIPS/AFFILIATIONS

Present:

Alternate, Boston Landmarks Commission

Steering Committee, New England Women in Real Estate

Appointed member, Minority and Women's Business Advisory Council

Panel of Judges, National Association of Industrial and Office Parks 1st Annual New England Region Awards for Excellence

Board of Directors, Robert F. Kennedy Action Corps

Board of Overseers, Boy & Girls Clubs of Boston

Marketing Steering Committee, Artery Business Committee

Advisory Council, Employer-Sponsored Childcare Network

Advisory Board, Big Sister Association of Greater Boston

Member, Greater Boston Chamber of Commerce Executive's Club

	Member, Urban Land Institute
1987-1989	Board of Directors, Urban League of Eastern Massachusetts
	Board of Directors, Boston Cable Access Foundation
1984-1989	Reception Committee, The Laboure Center, Inc.
1984-1988	Board of Directors, Big Sister Association of Greater Boston * Chairman, Public Relations Committee, 1986/1987 * Co-Chairman, Celebrities Ball, 1984/1985
1982-1984	Appointed member, Massachusetts Women's Business Development Council

AWARDS:

1986	Selected for "Who's Who in American Women"

SPEAKING ENGAGEMENTS:

1989	Lavanthol & Horwath, "Recreational Real Estate"
1988	Lavanthol & Horwath Annual Real Estate Seminar
1988-1989	Massachusetts Institute of Technology Center for Real Estate Development
1988	Simmons College

PROFESSIONAL ACCREDITATIONS:

Registered Real Estate Broker

N · E · W · I · R · E

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Codman
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Amy B. Klein Nanci Pfeiffer
Nancy Seraphin
211 Congress Street
Boston, MA 02110
617/423-6500

Ashworth Mortgage Corp.
181 Walls Avenue Newton, MA 02159
(617) 965-0088 FAX 527 8264
June K. Fish
Vice President

5 elected to steering committee:

McDermott, McKinley, McNiff, Rosbe & Watts

From left: Marilyn Swartz Lloyd, EDIC; Catherine Donaher, Catherine Donaher & Assoc.; Katherine Ahern, Ahern Assoc.; Sylvia Watts, Taylor Properties, Inc.; Melanie Ray, John Corcoran & Co.; Carol Gladstone, The Beacon Companies; Jeanne-Marie Boylan, Boston Sand & Gravel Co.; Dell Mitchell, AIA, Perry Dean & Partners; Judith Rosbe, Cabot, Cabot & Forbes; Pamela McKinney, Leggat McCall Advisors, Inc.; and Henriette McNiff, The McNiff Co., Inc.

BOSTON -- New England Women in Real Estate elected five new members to its steering committee at its annual meeting June 7 at the Hotel Meridien.

Accepting appointment were Pamela McDermott, founder and president of Northeast Management & Marketing Company, Inc.; Pamela McKinney, senior vice president at Leggat McCall Advisors, Inc.; Henriette McNiff, founder and president of The McNiff Company Inc.; Judith Rosbe, vice president and eastern regional counsel for Cabot, Cabot & Forbes; and Sylvia Watts, vice president of development at Taylor Properties, Inc.

The steering committee is responsible for determining the policies which govern NEWIRE, a professional organization of more thnn 400 women involved in commercial real estate.

NEWIRE holds monthly meetings with expert speakers, organizes informative seminars on timely subjects of importance to its industry, and this year instituted its first annual Fellowship Program to recognize and promote the individual achievement and future advancement of its members in their fields, as well as to expand the body of knowledge available to membera and the real estate industry at large.

The five new members of the steering committee bring many years of experience to the organization. Pamela McDermott, who founded the full service marketing and public relations firm Northenst Management & Marketing Co. in 1981, specializes in helping developers navigate the complex process involved in bringing a large scale development to fruition.

Her firm has played a key role in such projects as Commonwealth Center, 125 High St., 222 Berkeley St. and 125 Summer St. McDermott was chosen for Who's Who in American Women in 1986, serves as an appointed member of Boston's Minority & Women Business Advisory Council and as an alternate to the Boston Landmarks Commission.

As vice president with Leggat McCall Advisors, Pamela McKinney has utilized her extensive background in commercial, industrial and large scale residential analyses to conduct a broad range of consulting and appraisal assignments.

Prior to joining Leggat McCall in 1983 McKinney held positions including vice president of Minot, DeBlois & Maddison and real estate market analyst for Metropolitan Boston's Regional Planning Agency, where she managed major land use projects and acted as the principal liaison between Greater Boston municipalities and state government.

Henriette McNiff has been a prominent figure in Boston's commercial real estate community since 1972 when she joined the tax and abatement department at the Beal Companies. Shortly thereafter, McNiff became a commercial and industrial broker with Ryan, Elliott & Co. where she worked until leaving to form her own company in 1982.

After selling the majority of available properties on Summer and Congress Sts. in the Fort Point Channel area, McNiff has expanded her company's operations toward the suburban industrial market.

As vice president and eastern regional counsel for Cabot, Cabot & Forbes, Judith Rosbe is responsible for overseeing all legal matters for four development offices located in the eastern region and for CC&F's national division throughout the country. Prior to joining CC&F in 1986, she was counsel for The Stop & Shop Companies and an associate with Ropes & Gray.

Sylvia Watts is vice president of development at Taylor Properties, where she is involved in all aspects of residential development. Taylor Properties was the first community based developer to joint venture with a major downtown developer with project linkage dollars.

To date, the company has developed in excess of $10 million worth of residential property and is currently working on several commercial and residential projects valued at approximately $60 million.

Leaving the NEWIRE steering committee are Susan Allen of Copley Real Estate Advisors, Megan Dobroth of Metropolitan Life Real

Banker & Tradesman

BOSTON OCTOBER 25, 1989

Five Are Elected To NEWIRE Committee

New England Women in Real Estate (NEWIRE) elected five new members to its steering committee at its annual meeting on June 7. Accepting appointment were Pamela McDermott, founder and president of Northeast Management & Marketing Company, Inc.; Pamela McKinney, senior vice president at Leggat McCall Advisors, Inc.; Henriette McNiff, founder and president of The McNiff Company, Inc.; Judith Rosbe, vice president and eastern regional counsel for Cabot, Cabot & Forbes; and Sylvia Watts, vice president of development at Taylor Properties, Inc.

The steering committee is responsible for determining the policies that govern NEWIRE, a professional organization of more than 400 women involved in commercial real estate.

Remaining on the committee are Katherine Ahern of Ahern Associates, Jeanne-Marie Boylan of Boston Sand & Gravel Co., Catherine Donaher of Catherine Donaher & Associates, Carol Gladstone of The Beacon Companies, Marilyn Swartz Lloyd of Economic Development & Industrial Corporation, Dell Mitchell of Perry Dean Rogers & Partners, and Melanie Ray of John M. Corcoran & Co. Ms. Ray, an architect, will also be assuming the position of presiding officer for NEWIRE, replacing Ms. Lloyd, who has held the office since 1987. □

N · E · W · I · R · E

Sept. 12 at Meridien Hotel, 11:45 a.m.

Fall schedule starts with Syron, Fed Boston pres.

PAMELA McDERMOTT

PAMELA McKINNEY

HENRIETTE McNIFF

JUDITH ROSBE

SYLVIA WATTS

Estate Investments, Madge Fraser of Bank of Boston, Emily Hewitt of Hill & Barlow and Francine Pennino of The Boston Co. R.E. Counsel.

Remaining on the Committee are Katherine Ahern of Ahern Assoc., Jeanne-Marie Boylan of Boston Sand & Gravel Co., Catherine Donaher of Catherine Donaher & Assoc., Carol Gladstone of The Beacon Companies, Marilyn Swartz Lloyd of Boston Economic Development and Industrial Corp., Dell Mitchell, AIA, of Perry Dean Rogers & Partners and Melanie Ray of John Corcoran & Co.

Ray will also assume the position of presiding officer for NEWIRE, replacing Ms. Lloyd, who has held that position since 1987.

NEWIRE Fall Schedule of Events

September 12, 1989 — **Luncheon 11:45 am**

"Economic Outlook for New England"
Richard F. Syron, President
Federal Reserve Bank of Boston

October 18, 1989 — **Luncheon 11:45 am**

"Thinking About Urban Design"
David Childs, FAIA, Partner
Skidmore, Owings, & Merrill

November 14, 1989 — **Luncheon 11:45 am**

"Motivations for Lending in 1990"
Carol D. Nichols, Vice President
Teachers Insurance and Annuity of America

December 7, 1989 — **Breakfast 7:45 am**

"The Boston City Hospital Building Program"
Judith Kurland
Commissioner for Health and Hospitals,
City of Boston

For more information call the NEWIRE office at 247-2346.

COLE AND GOYETTE ARCHITECTS AND PLANNERS INC.
540 Franklin Street, Cambridge, Mass. 02139
Tel. (617) 491-5662

THE FLATLEY COMPANY
Fifty Braintree Hill Office Park
Braintree, Massachusetts 02184
Judy Blaikie • Dianne Almeida • Carol Sawdon

DIVERSIFIED FUNDING INCORPORATED
63 Atlantic Avenue Boston, Massachusetts 02110
(617) 227-0893
Karen B. Novakoff

The SIMON Companies
Hinda M. Simon-Snyder
Suzan Chatis
Community Planning & Development Associates
Community Habitat, Inc.
Community Construction, Inc.
Fiduciary Investment Properties
Ten Forbes Road Braintree, Massachusetts 02184-2696 (617) 848-2500

John M. Corcoran & Co.
Lorene Comeau Melanie Ray
500 Granite Ave., Milton, MA. 02186 (617) 696-0275
Commercial/Industrial/Residential
Development-Construction-Management

Lisa M. Campoli
Megan M. Dobroth
Carolyn K.H. Ing
Anne Kessen Lowell
Metropolitan Life AND AFFILIATED COMPANIES REAL ESTATE INVESTMENTS
One Financial Center, 33rd Floor
Boston, MA 02111
617-423-5656

Gillespie and Co. Inc.
Francesca Kuethe
Vice President
COMMERCIAL REAL ESTATE
222 Walden St., Concord MA 01742 (508) 369-2299

Anna M. Ma v.p.
Judith W. Rosbe v.p.
Susan L. Houston
Stacy Ferris
50 State Street Boston, Mass 02109
(617) 722-9200
CABOT, CABOT & FORBES
Commercial and Industrial Real Estate Development

CODMAN ASSOCIATES
(617) 348-3800
Barbara A. Baxter
Gail E. Cairns
Cara B. Pelle
Joanna M. Rizzo
Vice President
Jo P. Williamson
One Financial Center • Boston • MA 02111

COLDWELL BANKER COMMERCIAL
A SUBSIDIARY OF THE SEARS FINANCIAL NETWORK
GRACE ZIMMERMAN
75 STATE STREET
BOSTON MASSACHUSETTS 02114
(617) 367-7646

Bratley Associates, Inc.
Real Estate Advisory Services: Market Analysis, Marketing Strategies, Development Feasibility
Carol Bratley, President
107 Warren St., Charlestown Dist., Boston MA 02129 (617) 241-9400

DOERR
CREATIVE MARKETING & ADVERTISING FOR THE REAL ESTATE INDUSTRY
21 MAPLE STREET MA 02174
ARLINGTON (617) 646-8734

Karen B. McFarland
Vice President
Kathy Doyle
Catherine Thompson
Commercial Real Estate Services
The Robbins Group
One Memorial Drive
Cambridge, MA 02142
(617) 621-6000

Tricia A. Bruno
Exec. Vice President
The Linley Group, Inc. 617-367-9424
Real Estate Marketing Consulting
Two Faneuil Hall Marketplace, Boston, MA 02109

For more information about NEWIRE, please contact Lesley King, NEWIRE, 283 Dartmouth St., Boston 02116, (617) 247-2346.

JOSEPH D. FEASTER, JR., ESQUIRE
51 Elmore Street
Roxbury, Massachusetts 02119

EDUCATION:

John F. Kennedy School of Government, Harvard University, Senior Executive Program, June, 1984;
Northeastern University School of Law, J.D. received June, 1975;
Northeastern University, B.A. received June, 1972, Major: political science.
Admitted to practice before the courts in Massachusetts; U.S. District Court, District of Massachusetts; U.S. Court of Appeals, First Circuit; U.S. Supreme Court.

EMPLOYMENT HISTORY:

April, 1985 - Present, Assistant Director of Real Estate, Massachusetts Turnpike Authority. Responsible for the supervision of twenty-four employees in the Patron Services Division, a budget of $500,000, the negotiation of leases and licenses and the management of the Authority's real estate holdings.

1983 - 1985, Assistant Secretary and General Counsel, Commonwealth of Massachusetts Executive Office for Administration and Finance. Provided legal analysis and opinions to the Secretary of Administration and Finance and the staff of the Executive Office. Supervised three departments within the Secretariat, and interacted with the Governor's staff, legislature and other Secretariats within the Executive Branch.

1979 - 1983, Associate and Assistant Counsel, Prudential Insurance Company of America, Northeastern Home Office. Provided legal analysis and opinions to the various departments in the company. Supervised outside counsels throughout the Northeastern United States relative to claim litigation cases and provided labor relations expertise to corporate legal counsels. Principally responsible for legal opinions for the Group Insurance Department and the Agency Administration Division's Defalcation Unit.

1975 - 1979, Attorney, National Labor Relations Board, Boston Regional Office. Conducted representation hearings and elections, investigated unfair labor practice cases, drafted representation case decisions, and prepared and litigated unfair labor practice cases.

1968 - 1975, Legal Internships.

- Bedford Stuyvesant Community Legal Services, NY
- Department of Welfare, Appeals Division, Boston, MA
- Massachusetts Attorney General's Office, Boston, MA
- U.S. Attorney's Office, Boston, MA
- Goodwin, Proctor, and Hoar, Boston, MA

AFFILIATIONS:

President, Boston Branch NAACP, 1980-1983.
First Vice President, USO Council of New England, Inc.
President, Executive Committee of Northeastern University School of Law Alumni Association
Member, Corporation of Northeastern University
Member, National Council of Northeastern University
Member, Massachusetts Black Lawyers Association
Member, Omega Psi Phi Fraternity

AWARDS AND HONORS:

"Dean's List," 1968-1969;
"Outstanding Young Man of America,"
"Outstanding Community Leader", George Washington Carver Grand Lodge #99;
Alumnus of the Year, Northeastern University School of Law Alumni Association;
"Interfaith Award", Anti-Defamation League of B'NAI B'RITH,
"Distinguished Service Award", Boston Chapter, National Business League;
"Outstanding Community Service Award", Boston Federal Executive Board, Minority Opportunity Committee;
"Outstanding Alumnus for Public Service," Northeastern University.

References submitted upon request.

in the news

Joseph D. Feaster Jr.

Joseph D. Feaster Jr. of Elmore Street in Roxbury has been elected president of the Northeastern University School of Law Alumni Association.

Feaster, 37, the assistant real estate director for the Massachusetts Turnpike Authority, received a juris doctor from the School of Law in 1975 and a bachelor's degree in political science from the College of Liberal Arts in 1972.

He plans to increase the association's membership as well as the participation of alumni on the local and regional level.

Feaster, a member of the Northeastern University Corporation, was also recently appointed to the board of overseers.

Prior to joining the MTA in April 1985, Feaster served for two years as assistant secretary and general counsel for the state Executive Office of Administration and Finance. He was also associate counsel for the Prudential Insurance Co. from 1979 to 1983 and an attorney with the National Labor Relations Board for the Boston region from 1975 to 1979.

Feaster is an active member of the Massachusetts Black Lawyers Association and is on the steering committee of the Lawyers' Committee for Civil Rights Under Law.

A former president of the Boston branch of the NAACP, he is also a member of the board of directors of the Metropolitan Area Planning Commission and on the board of the Franklin Park Coalition.

Feaster has two children, Aalana, 9, and Joseph III, 4.

Bay State Banner - September 10, 1987

in the news

Joseph Feaster

Joseph D. Feaster of Roxbury, assistant secretary and general counsel for the Commonwealth of Massachusetts Executive Office for Administration and Finance, was chosen as one of six outstanding alumni by Northeastern University. He was honored for his achievements and contributions in public service.

Feaster earned his undergraduate degree in political science from Northeastern in 1972 and his Juris Doctor degree from Northeastern in 1975.

Formerly chairman of the University's chapter of the Black American Law School Association, Feaster is a member of the Northeastern University Corporation and secretary of the executive committee of Northeastern's School of Law Alumni Association. In 1981, the law school cited him as its alumnus of the year.

Feaster has long been a leader in community and civic affairs. From 1980 to 1983, he was president of the Boston branch of the NAACP. He is a trustee of the Massachusetts Cultural Alliance, a member of the steering committee of the Lawyer's Committee for Civil Rights Under Law, and a member of the Massachusetts Black Lawyers' Association.

In 1979, Feaster was recognized by U.S. Jaycees as an "Outstanding Young Man of America." The George Washington Carver Grand Lodge No. 99 and the Minority Management Association of New England Telephone Company cited him as "Outstanding Community Leader" in 1980 and 1982, respectively.

BAYSTATE BANNER, November 17, 1983

Duke tapes Feaster as A&F lawyer

Jim Jordan

The Banner has learned that attorney Joseph D. Feaster Jr., recently retired president of the Boston branch NAACP, has been selected as general counsel to the Dukakis Administration's Secretary of Administration and Finance.

The appointment will be announced officially at a ceremony this week.

As counsel, Feaster will have direct supervision of the Massachusetts Commission Against Discrimination (MCAD) and the state office of affirmative action.

Administration and Finance Secretary Frank T. Keefe said "Joe is a splendid guy. He's tremendously well-qualified." Keefe said A&F covers an "incredibly broad spectrum of activity." and 'Joe will be serving as my chief legal advisor in all those areas."

Feaster, 32, is presently the associate counsel to the Northeast Home Office of the Prudential Insurance Co. in Boston. He was president of the Boston branch from 1979 to 1982. He finished the term of Thomas

continued to page 2

BAY STATE BANNER, JANUARY 13, 1983

Feaster

ntinued from page 1

tkins, who left the branch to ecome the NAACP's national ounsel, and was elected to two rms in the office.

Feaster, a 1975 graduate of lortheastern University School of w, will serve as lawyer to the cretariat considered the most owerful of all cabinet positions.

The New York City native got s first practical legal experience an intern with the Bedford tuyvesant Community Legal Serices Corporation in New York in 968. In 1974, he coordinated e work of a group of Northeastern law students on the Boston Public Schools desegregation case.

Last week, Feaster said the Dukakis Administration made "a great offer" to him and that he was excited about working at the cabinet level.

In an interview, he cited his "ability to establish working relationships throughout the city" as the hallmark of his term as chief executive of the influential organization.

In a Boston City Council resolution saluting Feaster in December, he was lauded as a "distinguished attorney, community leader, advocate and activist."

Last fall, Feaster served on the 14-member advisory committee that selected finalists for the post of executive director of the Massachusetts Port Authority (Massport). Former Governor Edward J. King later ignored the committee's candidates and appointed former state Representative Louis Nickinello to the position.

Feaster lives in Roxbury with his wife, Carmencita K. Feaster, a Digital Corporation credit representative, and daughter Aalana Radiah. They are expecting another child in July.

R E S U M E

Charles T. Grigsby
29 Worcester Street
Boston, MA 02118
(617) 437-9616

EDUCATION

1978	Boston University Graduate Courses in Business & Finance
1975	Harvard Business School NASBIC Venture Capital Seminar
1967	Northeastern University Graduate Courses in Business, Finance & Accounting
1957-1961	Harvard College, BA
1953-1957	Phillips Academy, Andover

EXPERIENCE

1988- Present	SCOTT & DUNCAN CO. INC. President, Owner of architectural millwork company
1982- 1987	MASSACHUSETTS COMMUNITY DEVELOPMENT FINANCE CORPORATION President. Management of State-financed economic development corporation.
1974-1982	MASSACHUSETTS VENTURE CAPITAL CORPORATION President. Managed a minority enterprise small business investment company.
1972-1974	LEE-GRIGSBY ASSOCIATES, INC. Partner. Provided management consulting services for small business development. Served as interim, operating management for small companies.
1970-1972	THE BOSTON URBAN FOUNDATION Executive Director. Management of small business portfolio and fundraising to capitalize a new venture capital company.
1965-1970	FIRST NATIONAL BANK OF BOSTON International Loan Officer. Lending to national and international companies. Calling responsibilities in New England, Western Europe and England.
1963-1965	AGENCY FOR INTERNATIONAL DEVELOPMENT U.S. Department of State. Special Assistant to the Administrator.

MILITARY SERVICE

1961-1963	UNITED STATES NAVAL RESERVE Lieutenant J.G. Communications Division Officer on board USS Ticonderoga (CVA-14)

BOARDS & DIRECTORSHIPS

1984-Present	Member, Steering Committee, Chamber of Commerce, Boston 2000
1983-1987	Chair., Board of Directors, Urban League of Eastern Massachusetts
1983-1987	Member, Board of Directors, Massachusetts Venture Capital Corporation
1983-Present	Member, Board of Directors, ICA Revolving Loan Fund
1981-1986	Advisory Committee, Neworld Bank for Savings
1982-1983	Founding Director, Boston Bank of Commerce, and Chairman, Loan Policy and Review Committee
1977-1980	Chairman, Massachusetts State Board of Education
1973-1982	Member, Massachusetts State Board of Education
1974-1976	President, United Neighborhood Centers of America, New York
1973-1974	Member, Massachusetts Governor's Commission on School Redistricting and Collaboration.
1970-1974	Board Member, Circle, Inc., Community Development Corp.
1970-1971	Member, Governor's Task Force on Transportation
1970-1972	President, Urban League of Boston

PERSONAL

Licenses: Private Pilot

Hobbies: Tennis, jogging, flying

Divorced

Date of Birth: April 26, 1939

BAY STATE BANNER
DORCHESTER, MA
W. 11,000

CDFC files

JUN 18 1987

NEW ENGLAND NEWSCLIP AGENCY, INC.

Infill Housing Loan

The Massachusetts Community Development Finance Corporation is loaning $200,000 to a corporation renovating 84 vacant Infill housing units in Roxbury, North Dorchester and the South End.

The Infill Collaborative, a joint effort of four local community development corporations, is creating low-priced condominiums from the long-vacant Infill buildings.

The Codman Square Housing Development Corporation, Nuestra Communidad Development Corporation, Quincy-Geneva CDC and the Roxbury-North Dorchester Neighborhood Revitalization Corporation are the four participating non-profit agencies.

CDFC President Charles T. Grigsby commented, "This project brings together four community development corporations with a wealth of housing development experience behind them.

"CFDC's participation helps to maintain the affordability goals for low and moderate-income families. The collaborative demonstrates the important role of non-profit community housing developers in the neighborhood revitalization."

FITCHBURG LEOMINSTER
SENTINEL & ENTERPRISE
FITCHBURG, MA
D. 23,698

FEB 19 1987

NEW ENGLAND NEWSCLIP AGENCY, INC.

Bonding authority MDFC

BOSTON (AP) — A legislative panel has approved bills providing $512 million in new bonding authority to help finance local small business starts and construction of multi-family homes.

The Housing and Urban Development Committee on Wednesday passed legislation by Rep. Saundra Graham, D-Cambridge, that would provide the Massachusetts Development Finance Corp. with $12 million in new bonding authority.

MDFC President Charles Grigsby said $5 million will provide financial backing for minority- and women-owned construction contractors.

The remainder of the new bonding authority would go to providing financial support to local community development corporations.

Grigsby said MDFC helps about 60 community development corporations across the state provide capital to new businesses and fund low-income housing projects.

CDFC Lends Funds For Co-op Housing

Massachusetts Community Development Finance Corporation (CDFC) has made a $200,000 commitment to support the development of a 140-unit cooperative housing project in Lawrence for low- and moderate-income families. The loan was proposed to CDFC by Heritage Common Community Development, Inc. (HCCD) in Lawrence.

Additional financing will come from MHFA bonds with SHARP subsidy, a federal Housing Development Action Grant, and equity syndication. The syndication is expected to be offered to investors as part of an equity pool with Paine Webber. In addition, a CDAG will pay for infrastructure at the site.

Charles Grigsby, CDFC president, noted, "Redevelopment of this site will generate new tax revenue to the city, provide badly needed housing and improve a vacant and blighted area." □

BANKER and TRADESMAN
10/28/1987

HOUSING · MINTZ ASSOCIATES ARCHITECTS/PLANNERS, INC.

South End Community Development
Boston, Massachusetts

FHA 221(d)(3) Rehabilitation
70 units in 16 buildings
$1,050,000
Completion 1969

As Architects and Planners for the South End Community Development Corporation, a non-profit corporation, we undertook the rehabilitation of several typical brick row houses on different blocks in Boston's South End. Units ranged from efficiency to four-bedroom. Alternative plans were prepared for the different buildings and we worked closely with City and Federal agencies to resolve problems encountered in what was a pilot rehabilitation effort. We also prepared neighborhood-wide plans including open space, off-street parking, landscaping, community facilities, private back yards, and general land use proposals.

Charlesview Apartments
Boston (Allston), Massachusetts

HUD 221(d)(3) Program
$4,200,000
212 units
Completion 1971

The 7.5 acre site was originally designated for complete clearance and the construction of a high-rise, high-rent apartment building. After considerable local opposition, an arbitration panel recommended that 212 units of moderate and low-income housing be built on the already cleared portions of land, and the existing houses be rehabilitated. Local citizens formed a non-profit, ecumenical corporation to sponsor the housing. There is also commercial-community facilities and parking for tenants. Units include 1, 2, 3, and 4 bedrooms in a stacked, duplex scheme.

Hamlet Street Townhouses
Newton, Massachusetts

MHFA 236 Housing
51 units, mixed income
$1,650,000
Completion 1977

Newton Community Development Foundation (NCDF) was formed by 22 clergymen with a concept to provide low and moderate income housing in the Boston suburb of Newton. As Architects for NCDF, we prepared the housing program and schematic designs for ten sites throughout the City as well as prototypical building designs. After numerous public meetings, one site on Hamlet Street was approved for construction by the Board of Aldermen. The development includes a mix of two, three and four bedroom townhouse-type units totaling 51 grouped in cluster form; also included is a community building, open space and play area, and off-street parking.

Matheson Apartments
Worcester, Massachusetts

HUD 236 Housing Program
70 units in 6 buildings
$1,400,000
Completion 1976

The program, which was sponsored by a non-profit community group of churches and the Worcester Cooperation Council, Inc., called for the rehabilitation of six buildings into 70 units of mixed elderly and family housing. The apartments have a variety of plans ranging from one to five bedrooms. Larger units were located to have access to the playground. Buildings also have substantial community use space.

Washington/Corey Elderly Housing
Boston (Brighton), Massachusetts

HUD Turnkey Program
225 units
$6,500,000
Completion 1977

The 225 units of elderly housing are broken up into four inter-connecting low and moderate rise buildings, whose units vary in spatial arrangements have generous window areas for view and light including balconies. The buildings surround a semi-private open space which contains trees, shrubbery, a fountain, benches, and a covered walkway for socializing. The roof contains a solarium-greenhouse and sun deck. The exterior material is brick, which fits in well with the general character of housing in the neighborhood.

Shore Plaza East
East Boston, Massachusetts

HUD 236 Program
380 units
$10,000,000
Completion 1976

Selected by the Community as the new architect when the original building proposal was unsuccessful, we worked with the developer and a citizens' committee to design a project that satisfied community goals and development constraints. These cooperative efforts of the community, public agencies, developer and architects resulted in a 380 unit housing development on the East Boston Waterfront containing units for both family and elderly, is compatible with the scale of the existing neighborhood, includes community facilities, open space and affords visual and pedestrian access to the Harbor.

Wainwright Housing
Reston, Virginia

Sales Townhouses
55 units
$1,500,000
Completion 1966

The Wainright Cluster represented the first group of moderate priced townhouses to be built at Reston and required close collaboration with marketing representatives, engineers and construction consultants. The design is a modular arrangement of townhouses utilizing simplified frame construction yet providing variety and pleasant residential scale in the facades. It took advantage of existing trees and topographic characteristics. Construction time was minimized and the final development had 55 townhouses featuring 2, 3 and 4 bedroom units. The site plan included play areas, pedestrian ways, and carports.

North End Housing for the Elderly
Boston, Massachusetts

HUD 236 Housing Program
151 units
$4,500,000
Completion 1977

The site, which is located in Boston's North End — Waterfront area and bounded by the historic and spectacular waterfront granite and brick buildings of the 1860's, and the new Waterfront Park, is set in the rich context of Boston's North End. The brick masonry building contains 151 units of housing, community spaces, a library-lounge and a roof-top greenhouse-solarium. It architecturally relates to the scale of the surrounding building facades and its configuration forms a semi-private internal courtyard and a public mini-park.

Heritage Apartments
Maverick Square
East Boston, Massachusetts

HUD Turnkey Program
300 units
$7,000,000
Completion 1975

East Boston residents initiated a move to build housing for the elderly and recommended a site, which was acquired by the Boston Redevelopment Authority (BRA) through HUD's Neighborhood Development Program. A design competition was held and a committee of 40 citizens, mostly elderly, working with the BRA and the Boston Housing Authority, selected the design/development team.

The development contains 300 units (280 elderly, 20 family) which are dispersed into three buildings, 5 and 6 stories high, and eight 2-story townhouse buildings; a community building, a public mall connecting to a commercial-transportation center and the harbor, and interconnecting semi-private and semi-public open spaces.

MINTZ ASSOCIATES ARCHITECTS/PLANNERS, INC.
One Dock Square Building, Boston, Massachusetts 02109 (617) 523-3715

FEDERAL HOME LOAN BANK OF BOSTON

APPLICATION FOR AFFORDABLE HOUSING PROGRAM

Institution First Trade Union Savings Bank

Address 25 Dry Dock Avenue, Loan Center, First Floor

City, State, and Zip Boston, MA 02205 Docket No. _____

Contact Person/Title Chris Anderson, Commercial Loan Officer Phone 482-4000 Ext. 335 Fax No. _____

I. Type of Subsidy

A. Subsidized Advance

Amount $ 8,500,000

Type of Advance NEHP 20 year

Rate Requested 9.6%

Rate Discount Requested 4.1%

B. Direct Subsidy

Amount of Subsidy Requested $ _____

Amount of Financing to be Subsidized $ _____

C. Other _____

D. Please describe how the subsidy amount requested was determined.

_____

II. Project Information Washington Court

A. Location of Project (please complete each item applicable).

Address Concord, Washington, and Rutland Streets

County Suffolk

City Boston, MA

Census Tract(s) 0705.00

B. Please list sources of financing and equity involved in the project.

Source	Amount	Terms
Affordable Housing Program	$ 8,483,515	20 Yr Term/30 Yr Amort.
Housing Innovation Fund	$ 1,000,000*	
Developers Fee	$ 1,000,000	
Coop Shares	$ 193,000*	
Syndication	$ 2,239,525	

*$85,000 from HIF is for Coop Shares

Total Development Cost $ 12,831,040

Estimated Project Start Date Fall 1990

Estimated Project Completion Date Fall 1992

C. Please provide a concise description of the project. Attach any additional pages and supporting documents if necessary.

Washington Court is a 90 unit cooperative. It is affordable to moderate and low income households. Thirty six of the units will be rented to low income households who are in transition to permanent housing. An on site transitional housing program and day care center will be managed by the Helen Morton Family Center, an on profit organization.

D. Please describe the project's feasibility, including local market conditions that would justify the project/activity.

While the South End, like much of Boston, has experienced reduced strength in the residential rental market over the past year, Washington Court is priced competitively and conservatively to avoid the difficulties that have recently been encountered by other, higher priced developments. The projected occupancy of Washington Court is the Fall of 1992, and it will be positioned to capitalize on the dearth of new residential units beign constructed in Boston for the years 1988-1992.

E. If the project involves a community organization or non-profit sponsor, please describe the sponsor's record of performance, qualifications, and capacity to carry out its project responsibilities.

The Board of Directors of The Helen Morton Family Center is experienced with the needs of households seeking permanent homes. (See attached list of board members).

III. Qualifications

A. Priorities. Please describe the relationship of the project to the Affordable Housing Program's priorities listed below. Provide the evidence as to how each priority is met on a separate page and attach the page(s) to this application.

(1) Projects that finance the purchase, construction, and/or rehabilitation of owner occupied homes for very low-, low-, and moderate-income households in that priority order; or

(2) Projects that finance the purchase, construction, and/or rehabilitation of rental housing, at least 20 percent of the units of which will be occupied by and affordable for very low- income households for the remaining useful life of such housing or the mortgage term; or

(3) Projects that finance the purchase, and/or rehabilitation of housing owned or held by the United States Government or any agency or instrumentality of the United States including those held by the U..S. Department of Housing and Urban Development, the Resolution Trust Corporation, Farmers Home Administration, Veterans Administration, Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation; or

(4) Projects that finance the purchase, construction, and/or rehabilitation of housing, which is sponsored by any nonprofit organization, any state or political subdivision of any state, any local housing authority, or state housing finance agency; or

(5) Projects that empower the poor through resident management, urban homesteading and similar programs; or

(6) Projects that promote fair housing; or

(7) Projects that provide permanent housing for the homeless.

B. Targeting. Please describe the extent, if any, to which the project will target households with incomes below the maximum allowed by the regulations.

(See attached Narrative)

C. Long-term Retention. Please describe the extent to which the project facilitates the maximum retention of affordable housing as evidenced by long-term guarantees, covenants, deed restrictions, and similar techniques.

(See attached Narrative)

D. Effectiveness. Please provide an estimate of the number of units to be built, units to be rehabilitated, or mortgages to be granted.

(See attached Narrative)

E. Community Involvement. Please describe the extent to which the project involves non-profit and community organizations, the community interests represented by these groups and the extent to which they are local in nature.

(See attached Narrative)

E. Community Involvement (cont.)

F. Community Stability. Please describe the extent to which the project preserves community stability by minimizing the displacement of low- and moderate-income households and the extent to which the project serves existing low- and moderate-income residents of the community.

(See attached Narrative)

G. Innovation. Please describe the extent to which the project involves a particularly new or unusual approach, either financial or non-financial, for meeting the housing needs for low- and moderate-income persons.

(See Attached Narrative)

IV. Please explain how you intend to monitor and report the use of any subsidy granted, including an explanation of how the project's structure ensures that a preponderance of the assistance is received by low- and moderate-income persons.

The Boston Redevelopment Authority (BRA) will execute a Land Disposition Agreement (LDA) which will guarantee that the cooperative units will be rented to 54 moderate income households and 36 low income transitional households.

V. Please describe how you would recapture any subsidy in excess of the maximum subsidy specified in Section 960.9(a) of the Affordable Housing Regulations.

Applicant certifies that the subsidy received for this project will not exceed the maximum allowable pursuant to Section 960.9 of the Affordable Housing Program regulations and that the funding received will not be used for arbitrage purposes.

Applicant also certifies that the subsidy or other assistance provided shall only be for uses authorized under Section 960.3 of the Affordable Housing Program regulations.

Applicant also agrees to submit such reports and certifications as the Bank may require.

Authorized Signature	Typed Name
Title	Date Signed

Return this form to: Ms. Kim Woods
Marketing and Housing Program Coordinator
Federal Home Loan Bank of Boston
P.O. Box 9106 GMF
Boston, MA 02205-9106
Telephone: (617) 330-9892

III. QUALIFICATIONS NARRATIVE INFORMATION

A. For AHP-funded projects, describe how the proposed project/activity meets the Program's priorities identified in Section 960.5 (b) of the regulations.

Section 960.5 (b)

The proposed 90-unit Washington Court directly addresses the seven objectives of the Affordable Housing Program set forth in Section 960.5 (b), as described below, objective by objective.

Objective 1: AHP funds will be used to provide construction and permanent financing for the 90-unit, affordable housing cooperative. These subsidies will allow 100 percent of the units to be affordable to low- and moderate-income households. The cooperative will include 36 units for low-income households (below 50 percent of the median household income), 54 units for moderate-income households (those earning between 80 and 110 percent of the median household income).

Objective 2: AHP funds will allow 36 units to be rented to low-income households under the transitional housing program. The Helen Morton Family Center, Inc. will own shares in the cooperative and rent its units to low- income households in need of housing and the life-skills and support necessary to find permanent housing. These 36 low-income units will be subsidized through the Section 8 rental subsidy program. The Land Disposition Agreement (LDA) written by the Boston Redevelopment Authority will stipulate that all 90 affordable units will remain affordable beyond the remaining useful life of Washington Court and definitely beyond the AHP mortgage term.

Objective 3: Washington Court is located within the South End Urban Renewal Area in the City of Boston. The development will be built on Parcel RC-9, a 49,424 square foot parcel which was assembled and purchased by the BRA with federal Urban Renewal funds from the U.S. Department of Housing and Urban Development (HUD). It will, therefore, replace with new, affordable housing, dilapidated housing that was acquired and demolished with federal dollars on federally-owned land.

Objective 4: Washington Court will be developed by non-profit, community-based organization, the Helen Morton Family Center, Inc. and a private development partnership consisting Schochet Associates (Jay Schochet and Carl Bonta), Charles Grigsby, Joseph Feaster, Esq., and Pamela McDermott. The Center will be a major stockholder of the Washington Court nonprofit housing cooperative when it is completed. Therefore this application meets the fourth objective ("Projects that finance the purchase,

construction, and/or rehabilitation of housing, which is sponsored by any nonprofit organization...").

Objective 5: The cooperative form of ownership will empower the residents of Washington Court. The 36 low-income transitional households will be empowered in a unique and innovative fashion, as they will be engaged, while they live at Washington Court, in a process aimed at building the skills necessary for self-sufficiency. The 36 transitional units will be divided into four clusters of nine units each, allowing a structured and supportive environment and enhancing the ability of these households to succeed as they move to permanent homes.

Objective 6: The Washington Court development promotes fair housing and employment opportunities. It will be built according to the requirements of the BRA -- requirements which include developer clearance by the City of Boston's Fair Housing Commission, and execution of an Affirmative Fair Marketing Plan and anti-discrimination statement. Two of the developement principals, Joseph Feaster and Charles Grigsby, are recognized leaders in the fight for fair housing and affirmative action, having been involved with key civil rights organizations for the past decade. Moreover, the developer will execute a "Boston Residents Construction Employment Plan," which mandates that fair employment opportunities be extended to Boston residents.

Objective 7: The development will provide transitional housing for 36 homeless households for periods of up to 24 months. Throughout the tenancy period, the Helen Morton Family Center will assist these households to secure permanent homes. It is conceivable that some of the transitional households could eventually move to permanent homes in Washington Court's moderate-income units. Therefore, the development meets the seventh objective of the application because it provides "permanent housing for the homeless."

Section 960.5 (c) 25 Point Category

<u>Consistency with Priorities</u>

The Washington Court cooperative is consistent with the seven objectives of the Affordable Housing Program (AHP) and should be awarded the 25 points under this category.

Section 960.5 (d) 15 Point Category

(B) **Targeting:** This mixed-income development offers 90 affordable units (54 for moderate-income households and 36 for low-income households).

(C) **Long-Term Retention:** The development guarantees affordable housing beyond the remaining useful life of Washington

Court. The project is covered by a Land Disposition Agreement (LDA) between the Helen Morton Family Center, Inc. and South Park Partnership (and their successors or assignees) and the Boston Redevelopment Authority (BRA). The LDA is a recordable instrument and stipulates the affordability restrictions on all the units.

(D) Effectiveness: This application is for a 90-unit development in which 100 percent of the units will be affordable. The total development cost for this project is about $13 million, for which an Affordable Housing Program subsidy of approximatelyy $700,000 is being requested, indicating substantial leveraging of AHP money. The requested AHP construction loan amount is around $6.2 million, and the AHP permanent loan amount is approximately $8.5 million. This results in a ration of subsidy dollars to permanent mortgage dollars of one to twelve. Furthermore, the City of Boston is making a substantial investment in this project. For every dollar of AHP subsidy, the project expects to leverage approximately seven dollars from other sources, including substantial linkage dolars and a low-interest construction loan.

Section 960.5 (e) 10 Point Category

(E) Community Involvement: From its inception, this development has benefitted from an extensive community participation process. The BRA launched a competition for development rights in 1987. Local residents participated directly in the selection process, which resulted in the tentative designation of the South Park Partnership on April 21, 1988. The Mayor of Boston appointed local residents and social service professionals to a project advisory board in January 1988. This group created the non-profit Helen Morton Family Center, Inc. to co-sponsor development of the project and its social services component. This organization also created a Design Advisory Committee (DAC), which in turn guided the proposed project to its current design. The current 90-unit, affordable housing development represents the consensus formed among South End residents regarding development of Parcel RC-9. A further testament to the significance of this development in the City of Boston is documented in the Boston Globe editorial "A South End Model" of November 14, 1988 (Attached).

(F) Community Stability: One of the strongest features of this development is that, in addition to providing 90 affordable housing units, it helps to restore a blighted area of the South End. Parcel RC-9 has been vacant for more than 20 years, and its reconstruction to the standards of the South End Landmark Historic District will enhance the stability of this community. The proposed project combats displacement of the poor from the South End. Moreover, the development

sits along the Washington Street Corridor which is undergoing major capital improvements and is considered to be one of Boston's most important boulevards. This $13 million development will complement the $120 million package of affordable housing initiatives the City of Boston has sponsored in the South End in the last six years.

(G) Innovation: The Washington Court development is innovative because it provides a mixed-income residential complex into which is blended a structured transitional housing program. The transitional housing program will provide supportive services to 36 low-income households for a period of up to 24 months. These households will be provided assistance to obtain permanent homes. The proposed transitional housing program has been designed by the Program Committee of the Helen Morton Family Center, Inc., which consists of social service professionals. The Center will provide child care, employment, education, and housing search services to the 36 transitional households. The transitional units in Washington Court have been clustered in four separate areas which house nine units each. This element is part of the structured management program and will enhance the safety and well- being of the transitional residents.

Provide any additional information which you feel is important to an understanding of the proposed project/activity, e.g.

-Describe how the project/activity benefits the community.

The Washington Court development will inject new life into an area of the South End that requires further reinvestment. The project will be built on a long-vacant parcel of land on which homes once stood. The reconstruction of this parcel will set a long-awaited and positive reinvestment tone in this part of the South End. Furthermore, this development has been eagerly anticipated by South End residents.

Equally important and of greater urgency, this development, with its 36 transitional housing units, will help to reduce the problem of homelessness in the City of Boston. In December of 1989, the City conducted a census of its homeless population and counted 3,830 individuals without homes (2,289 men, 985 women, and 556 children). Only 113 of these individuals lived in transitional housing. (It should be emphasized that the total number of homeless persons represents a minimum, because it is very difficult to count all individuals.) As further documentation of the need for low-income housing in Boston, it is best to reference the 13,000 Boston Housing Authority applicants for 196 public housing occupiable units and the 12,000 applications made since January 1990, for federally-assisted leased housing in contrast to the 50 Section 8 voucher slots currently available.

-Describe the feasibility of the project including local market conditions.

A construction start in 1990 is projected for this project. This target is considered realistic, since the project has received the support of the DAC and the South End Historical Society and anticipates receiving approval of necessary zoning variances on May 8, 1990. While the South End, like much of Boston, has experienced reduced strength in the residential rental market over the past year, Washington Court is priced competitively and conservatively to avoid the difficulties that have recently been encountered by other, higher-priced developments. The projected occupancy for Washington Court is the Fall of 1992 and it will be positioned to capitalize on the dearth of new residential units being constructed in Boston for the years 1988 to 1992.

-Describe the sponsors' experience in providing housing for very low-, low-, and moderate-income households.

The board of directors of the Helen Morton Family Center is experienced with the needs of households seeking permanent homes. (See list of board members and professional affiliations.)

The 22-person board of directors of the Helen Morton Family Center, Inc. has the required combination of skills needed to successfully build and operate Washington Court. The president of the Helen Morton Family Center, Inc. is Vincent McCarthy, a senior partner and real estate attorney with the firm of Hale and Dorr. Mr. McCarthy is a founding incorporator of the Robert F. Kennedy Action Corps, which develops and manages housing and support services for troubled adolescents; and he has served for more than 15 years as a director of the Pine Street Inn.

The expertise of individual board members ranges from those who have developed and managed transitional housing programs (such as Mercedes Tompkins, Clara Garcia and Curdina Hill) to private developers such as Robert Walsh, former director of the Boston Redevelopment Authority, and Walter Ferme, who has done extensive work in the South End. The board also includes Hale and Dorr real estate attorney Katherine Bachman, and Jeanette Boone, who is president of the non-profit Four Corners Development Corporation that is building an 84-unit mixed income housing development two blocks away from Washington Court.

The South Park Partnership has the real estate development experience and financial backing to build and manage the Washington Court development. Schochet Associates' major areas

of concentration are the construction or rehabilitation of properties for rental housing, condominiums and office buildings. The company owns and manages 2,800 residential units, and 375,000 square feet of commercial property throughout Massachusetts, Maine, Rhode Island, Connecticut, Georgia, California, and the state of Washington.

Pamela G. McDermott is Founder and President of Northeast Management and Marketing Company, Inc., a full-service marketing and public relations firm, and Vice President of Northeast Affiliates, a real estate development and consulting group. As President of Northeast Management, she managed the community and government relations program for 125 Summer Street, the sponsor of the City of Boston's first affordable housing project under the linkage program. She has also worked on many of Boston's most complex development projects, all of which included the development of affordable housing and innovative public benefits.

Charles Grigsby is a business person with a strong background in real estate finance, primarily in low- and moderate-income housing. Previously he was the President of the Community Development Finance Corporation and the Massachusetts Venture Capital Corporation. For the past seven years he has been Chair of the Urban League of Eastern Massachusetts. He was a founding Director of the Boston Bank of Commerce.

Joseph Feaster is a real estate lawyer. As Assistant Director of Real Estate for the Massachusetts Turnpike Authority, he has provided legal counsel on real estate transactions, including the 128-unit Fountain Hill mixed-income development in Roxbury. Previously he was the General Counsel for the Massachusetts Commission Against Discrimination and he has extensive experience in the area of Fair Housing and Affirmative Action, having served as President of the Boston branch of the NAACP from 1980-1983.

Mintz Associates are the architects of Washington Court. This firm has been working in Boston for the last 26 years and has designed many low and moderate income developments. Recently, Mintz designed the 1,400-unit Harbor Point, previously known as the Columbia Point development. Other housing developments with which the firm has been associated include the 150-unit Knights of Columbus Elderly Housing in Boston's North End, and the 212-unit Charlesview Apartments in Allston.

WASHINGTON COURT
April 27, 1990 Run 1
HELEN MORTON CENTER

	GSF		num units	
Moderate rate	50,000	$54.00	926	
Transitional	40,000	$36.00	1,111	
Day Care	8,000			(1)
	98,000	$90.00	1,089	(2)
parking	25,200	$63.00	400	(3)

DEVELOPMENT PRO FORMA		Per Square Foot
ACQUISITION	$0	$0.00
HARD COSTS		
Residential		
Construction Costs	$7,840,000	$80.00 (4)
Parking	$819,000	$13,000 (5)
Site Work	$250,000	$2.55
TOTAL HARD COSTS	$8,909,000	$98,988.89
CONTINGENCY	$623,630	$6,929.22
SOFT COSTS		
Architect	$445,450	5.00%
Legal/Acct	$275,000	3.09%(6)
Insurance	$100,000	1.12%
Bond Premium	$89,090	1.00%
Surveys/Permits	$89,090	1.00%
Developer Admin	$445,450	5.00%
Marketing	$150,000	1.68%
RE Taxes	$45,000	0.51%
Construction Loan Int/ 2 years		
BUILD 1.00%	$80,000	0.90%(7)
AHP 8.00%	$240,136	2.70%(8)
Financing Fees/ 2% loan	$124,746	1.40%
BUILD Letter of Credit	$80,000	0.90%(9)
Title & Recording	$25,000	0.28%
TOTAL SOFT COSTS	$2,188,962	24.57%
SOFT COST CONTINGENCY	$109,448	0.05
Developer Fee	$1,000,000	11.22%
TOTAL DEVELOPMENT COSTS	$12,831,040	$142,567

CONSTRUCTION SOURCES

BUILD	$4,000,000	
HIF	$1,000,000	(10)
AHP construction loan	$6,237,301	(11)
Syndication Proceeds	$593,739	(12)
Other	$0	
Developers Fee	$1,000,000	
Land Loan	$0	
TOTAL SOURCES	$12,831,040	
TDC	$12,831,040	
GAP/profit	$0	

PERMANENT SOURCES

AHP LOAN	$8,483,515	(13)
HIF LOAN	$915,000	(14)
HIF SHARE LOANS	$85,000.00	(15)
DEV FEE	$1,000,000	
COOP SHARE PROCEEDS	$108,000	(16)
syndication at closing	$593,739	(17)
BUILD/ SYNDICATION	$1,645,786	(18)
TOTAL SOURCES	$12,831,040	
LINKAGE	$1,176,154	(19)
AHP SUBSIDY	$690,321	(20)

OPERATING PRO FORMA

MODERATE RATE / 80%-110% of MEDIAN				Minimum Income
1	0	$742	$0	$28,550
2	54	$950	$615,600	$35,700
3	0	$1,044	$0	$40,150
Number of BR'	108			
TOTAL	54		$615,600	

TRANSITIONAL		less electricity	
1	0	$682	$0
2	25	$805	$241,488
3	9	$1,007	$108,726
4	2	$1,126	$27,032
Number of BR'	85		
TOTAL	36		$377,245

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
MODERATE RENT(21)	$615,600	$640,224	$665,833	$692,466	$720,165	$748,972	$778,930	$810,088	$842,491	$876,191	$911,238	$947,688	$985,595	$1,025,019	$1,066,020
LOW RENT (22)	$377,245	$392,335	$408,029	$424,350	$441,324	$458,977	$477,336	$496,429	$516,286	$536,938	$558,415	$580,752	$603,982	$628,141	$653,267
TOTAL RENT	$992,845	$1,032,559	$1,073,862	$1,116,816	$1,161,489	$1,207,948	$1,256,266	$1,306,517	$1,358,778	$1,413,129	$1,469,654	$1,528,440	$1,589,578	$1,653,161	$1,719,287
Vacancy 3%	($29,785)	($30,977)	($32,216)	($33,504)	($34,845)	($36,238)	($37,688)	($39,196)	($40,763)	($42,394)	($44,090)	($45,853)	($47,687)	($49,595)	($51,579)
Parking Rent (23)	$67,200	$70,560	$74,088	$77,792	$81,682	$85,766	$90,054	$94,557	$99,285	$104,249	$109,462	$114,935	$120,682	$126,716	$133,051
** 7 spaces free/ 56* $100 per month															
Vacancy/ 10%	($6,720)	($7,056)	($7,409)	($7,779)	($8,168)	($8,577)	($9,005)	($9,456)	($9,929)	($10,425)	($10,946)	($11,493)	($12,068)	($12,672)	($13,305)
Total Income	$1,023,540	$1,065,086	$1,108,325	$1,153,325	$1,200,158	$1,248,899	$1,299,627	$1,352,423	$1,407,371	$1,464,559	$1,524,080	$1,586,028	$1,650,504	$1,717,610	$1,787,455
Operating Expenses	($417,330)	($438,197)	($460,106)	($483,112)	($507,267)	($532,631)	($559,262)	($587,225)	($616,586)	($647,416)	($679,787)	($713,776)	($749,465)	($786,938)	($826,285)
$4637/ unit (24)															
Effective Income	$606,210	$626,890	$648,219	$670,213	$692,891	$716,269	$740,365	$765,198	$790,784	$817,143	$844,293	$872,252	$901,039	$930,672	$961,170
Linkage Subsidy/ PV @ 8%	$260,394	$239,714	$218,386	$196,391	$173,714	$150,335	$126,239	$101,407	$75,820	$49,461	$22,311	$0	$0	$0	$0
$1,176,154															
Net Income	$866,604	$866,604	$866,604	$866,604	$866,604	$866,604	$866,604	$866,604	$866,604	$866,604	$866,604	$872,252	$901,039	$930,672	$961,170
Available for Debt	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569
1.15. DCR (25)															
Cash Flow	$113,035	$113,035	$113,035	$113,035	$113,035	$113,035	$113,035	$113,035	$113,035	$113,035	$113,035	$118,683	$147,470	$177,103	$207,601
Excess Cash Flow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,648	$34,435	$64,068	$94,566
Debt Payment	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$753,569	$759,217	$788,004	$817,637	$848,135
Subsidy amoun(26)	$94,241	$94,241	$94,241	$94,241	$94,241	$94,241	$94,241	$94,241	$94,241	$94,241	$94,241	$88,593	$59,806	$30,173	$0
Owner Cash Flow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,566

$8,483,515		
$753,569		$753,569
Mortgage Amount		$8,483,515 (27)
Rate	0.0800 (28)	
Term	30	0.093
Subsidy Amount		$690,321
Non subsidized payment		$847,810

TAX CREDITS

TDC	$12,831,040
LESS	
land	$0
Fin fees	$124,746
Marketing	$150,000
BASIS	$12,556,294
LOW INC	0.40
Eligible Basis	$5,022,518
Credit Amount	$452,026.59
@130%	$587,635 (29)

INVESTMENT ANYLYSIS

YEAR	Total Inc	Linkage sub	Tot Inc	Total exp	Debt serv	Int Exp	Loan Bal	Deprec1	(30) Linkage Ln	Linkage Debt	$0.07 Land In	Land debt	(31) HIF Debt	$0.07 HIF Loan	Annual Tax Loss	Cumulative Loss
							$8,483,515	$12,556,294	$1,176,154		$0			$1,000,000		
($1.00)	$0	$0	$0	$0	$0	$0	$0	$0	$82,331	$1,258,485	$0	$0	$70,000	$1,070,000	$152,331	$152,331
$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$88,094	$1,346,579	$0	$0	$74,900	$1,144,900	$162,994	$162,994
$1.00	$1,023,540	$260,394	$1,283,934	($417,330)	$753,569	$678,681	$8,408,628	$456,593	$94,261	$1,440,839	$0	$0	$80,143	$1,225,043	$443,073	$443,073
$2.00	$1,065,086	$239,714	$1,304,801	($438,197)	$753,569	$672,690	$8,327,749	$456,593	$100,859	$1,541,698	$0	$0	$85,753	$1,310,796	$449,290	$892,363
$3.00	$1,108,325	$218,386	$1,326,711	($460,106)	$753,569	$666,220	$8,240,400	$456,593	$107,919	$1,649,617	$0	$0	$91,756	$1,402,552	$455,883	$1,348,246
$4.00	$1,153,325	$196,391	$1,349,716	($483,112)	$753,569	$659,232	$8,146,063	$456,593	$115,473	$1,765,090	$0	$0	$98,179	$1,500,730	$462,872	$1,811,118
$5.00	$1,200,158	$173,714	$1,373,871	($507,267)	$753,569	$651,685	$8,044,179	$456,593	$123,556	$1,888,646	$0	$0	$105,051	$1,605,781	$470,281	$2,281,399
$6.00	$1,248,899	$150,335	$1,399,235	($532,631)	$753,569	$643,534	$7,934,145	$456,593	$132,205	$2,020,852	$0	$0	$112,405	$1,718,186	$478,133	$2,759,532
$7.00	$1,299,627	$126,239	$1,425,866	($559,262)	$753,569	$634,732	$7,815,307	$456,593	$141,460	$2,162,311	$0	$0	$120,273	$1,838,459	$486,453	$3,245,984
$8.00	$1,352,423	$101,407	$1,453,829	($587,225)	$753,569	$625,225	$7,686,963	$456,593	$151,362	$2,313,673	$0	$0	$128,692	$1,967,151	$495,267	$3,741,251
$9.00	$1,407,371	$75,820	$1,483,191	($616,586)	$753,569	$614,957	$7,548,351	$456,593	$161,957	$2,475,630	$0	$0	$137,701	$2,104,852	$504,603	$4,245,854
$10.00	$1,464,559	$49,461	$1,514,020	($647,416)	$753,569	$603,868	$7,398,650	$456,593	$173,294	$2,648,924	$0	$0	$147,340	$2,252,192	$514,490	$4,760,344
$11.00	$1,524,080	$22,311	$1,546,391	($679,787)	$753,569	$591,892	$7,236,973	$456,593	$185,425	$2,834,349	$0	$0	$157,653	$2,409,845	$524,958	$5,285,302
$12.00	$1,586,028	$0	$1,586,028	($713,776)	$753,569	$578,958	$7,062,362	$456,593	$198,404	$3,032,753	$0	$0	$168,689	$2,578,534	$530,392	$5,815,694
$13.00	$1,650,504	$0	$1,650,504	($749,465)	$753,569	$564,989	$6,873,783	$456,593	$212,293	$3,245,046	$0	$0	$180,497	$2,759,032	$513,333	$6,329,027
$14.00	$1,717,610	$0	$1,717,610	($786,938)	$753,569	$549,903	$6,670,116	$456,593	$227,153	$3,472,199	$0	$0	$193,132	$2,952,164	$496,109	$6,825,136
$15.00	$1,787,455	$0	$1,787,455	($826,285)	$753,569	$533,609	$6,450,157	$456,593	$243,054	$3,715,253	$0	$0	$206,651	$3,158,815	$478,737	$7,303,873
TOTAL	$1,787,455		$1,787,455	($826,285)	$753,569	$9,270,175	$6,450,157	$6,848,888	$2,368,674	$3,715,253	$0	$0	$2,013,915	$3,158,815	$7,303,873	$7,303,873

16	17	18	19	20
$1,108,661	$1,153,007	$1,199,128	$1,247,093	$1,296,976
$679,398	$706,574	$734,837	$764,230	$794,799
$1,788,059	$1,859,581	$1,933,964	$2,011,323	$2,091,776
($53,642)	($55,787)	($58,019)	($60,340)	($62,753)
$139,704	$146,689	$154,024	$161,725	$169,811
($13,970)	($14,669)	($15,402)	($16,172)	($16,981)
$1,860,150	$1,935,814	$2,014,566	$2,096,535	$2,181,852
($867,599)	($910,979)	($956,528)	($1,004,354)	($1,054,572)
$992,551	$1,024,835	$1,058,038	$1,092,181	$1,127,280
$0	$0	$0	$0	$0
$992,551	$1,024,835	$1,058,038	$1,092,181	$1,127,280
$753,569	$753,569	$753,569	$753,569	$753,569
$238,982	$271,266	$304,470	$338,612	$373,711
$125,947	$158,230	$191,434	$225,577	$260,676
$879,516	$911,799	$945,003	$979,146	$1,014,245
$0	$0	$0	$0	$0
$125,947	$158,230	$191,434	$225,577	$260,676

Tax Savings	LITC Credits	Tax Benefit	(31) Capital Contribution	Annual Net Invest	Cumulative Net Invest
$51,792	$0	$51,792	$698,517	$646,725	$646,725
$55,418	$0	$55,418	$0	($55,418)	$591,307
$150,645	$587,635	$738,279	$698,517	($39,762)	$551,544
$152,759	$587,635	$740,393	$698,517	($41,876)	$509,668
$155,000	$587,635	$742,635	$698,517	($44,118)	$465,550
$157,377	$587,635	$745,011	$0	($745,011)	($279,461)
$159,895	$587,635	$747,530	$0	($747,530)	($1,026,991)
$162,565	$587,635	$750,200	$0	($750,200)	($1,777,190)
$165,394	$587,635	$753,028		($753,028)	($2,530,219)
$168,391	$587,635	$756,025		($756,025)	($3,286,244)
$171,565	$587,635	$759,200		($759,200)	($4,045,444)
$174,927	$587,635	$762,561		($762,561)	($4,808,005)
$178,486		$178,486		($178,486)	($4,986,491)
$180,333		$180,333		($180,333)	($5,166,824)
$174,533		$174,533		($174,533)	($5,341,357)
$168,677		$168,677		($168,677)	($5,510,034)
$162,771		$162,771		($162,771)	($5,672,805)
$2,483,317	$5,876,346	$8,466,873	$2,794,068	($6,264,111)	($5,672,805)
			$2,794,068		
	NPV	$1,991,133	$2,070,642		
	Return	0.23	0.96		
		(32)			

		$419,110	$593,739	$1,645,786	$2,658,635.23

	To Project	NET WORTH	at close	BUILD
$698,517.01	$593,739	$104,778	$593,739	$0
$0.00	$0	$0	$0	$0
$698,517.01	$593,739	$104,778	$0	$593,739
$698,517.01	$593,739	$104,778	$0	$593,739
$698,517.01	$593,739	$104,778	$0	$593,739
$0.00	$0	$0	$0	$0
$0.00	$0		$0	
$0.00				$1,781,218.38

NOTES TO PROFORMA
May 1, 1990
WASHINGTON COURT- HELEN MORTON FAMILY CENTER

1. The gross square feet of the day care center is 8,000. The daycare center is on the ground level of Washington Court, thus allowing a more efficient design as well as eliminating the need for ramps and stairs. In addition, the area for a rental unit is eliminated.
2. The land area of parcel RC-9 is 49,424 square feet. A floor to area (FAR) of 2 is allowed under the zoning district. Therefore, the 98,000 GSF of housing is allowed.
3. Parking spaces are assumed to be 400 GSF each.
4. The hard cost construction number of $80/GSF is based on the numbers of Parmelee court and Roxbury Corners. Peabody Construction is the builder of these two BRA sponsored developments and they are the proposed builders in Washington Court.
5. The $13,000 per parking space does not include foundation costs. The excavation for the parking will only be completed under the footprint of the building to minimize costs.
6. Legal fees include cost for legal assistance for syndication.
7. The BUILD loan is assumed to be $4,000,000 for construction at 1% for 2 years. It is assumed that the $4,000,000 will be drawn down completely before other types of construction loan will be tapped.
8. The Affordable Housing Program loan is calculated at 8%, with a 30 year amortization and a 20 year term.
9. The BUILD letter of credit costs 1% of the loan for each of the two years of construction.
10. Housing Innovation Fund (HIF) of $1,000,000 is calculated as a loan to the project to increase paper losses, and therefore, tax credits available for sale. Two HIF applications for $500,000 each will be submitted to the State.
11. The Affordable Housing Production (AHP) loan is the amount needed during construction beyond the BUILD loan.
12. Syndication proceeds represent the amount that the investor pays in to the project in the first year.
13. The permanent AHP loan pays back $2,246,214 of the BUILD loan. Therefore, the new AHP loan is $8,483,515.
14. The permanent HIF loan of $915,000 represents $1,000,000 minus the amount of money needed to purchase cooperative shares for the transitional units. Each cooperative pays $1,000 per bedroom. The transitional units have 85 bedrooms. Therefore, $1,000,000 minus $85,000 is $915,000.
15. HIF share loans is the $85,000 that is paid out of the $1,000,000 HIF loan.
16. Cooperative share proceeds is the number of bedrooms in the moderate-rate units (108) times $1,000 per unit ($108,000).
17. Syndication at closing is the $698,517 year one pay-in less 15% costs.

18. BUILD/Syndication is the amount of BUILD loan needed to present value the stream of investor pay-ins to the project when construction is complete and permanent financing applications are in process. This amount of $1,645,786 will be paid back out of the investor pay-ins. The only portion of the original BUILD loan at this point unpaid is $108,000. $4,000,000 minus $2,246,214 minus $1,645,786 equals $108,000. The $108,000 comes from the cooperative shares noted in number 16 above.
19. Linkage is money contributed by private developers for the purpose of building affordable housing. Linkage is used as a yearly operating subsidy so that the project can support the amount of debt required. It is based on what the income needs to be to support the AHP permanent mortgage at the 8% level. The stream of yearly payments decreases until year 11 (see operating proforma until the project can support its debt. The stream is then present valued at 8% to determine the amount of linkage subsidy needed.
20. The AHP subsidy is the difference between the cost of funds of the Federal Home Loan Bank (9.3%) and the yearly payments needed to support the same amount of mortgage at the required rate to make the project feasible (8%). The discount rate of 9% is used to calculate the present value of yearly payments from AHP. The yearly AHP subsidy diminishes each year until, in year 15, it is no longer needed.
21. The moderate rate rents are based on the current South End rental market for this area (Deacon Court). Fifty dollars per month has been deducted from this basis in the event a further decline in the market place is experienced. These rents are affordable to households earning around the Median Income for the Boston SMSA in 1990. Rents are trended at 4% per year.
22. Transitional unit rents are based on Section 8 Fair Market rents. These are similarly trended at 4% per year.
23. The number of spaces is calculated according to the required zoning ratio of .7 spaces per unit. Parking rent is $100 per month per space. No income is earned on the 7 spaces reserved at no cost to the daycare or to the transitional housing use.
24. Operating expenses are $4,637 per unit per year. These are trended at 5% per year.
25. The debt coverage is 1.15 on the AHP loan.
26. This line shows how much AHP subsidy is needed on a yearly basis to support the AHP debt of $8,483,515.
27. The AHP permanent mortgage amount is the amount needed to pay off a portion of the BUILD loan and the construction loan.
28. The rate for the AHP loan that is needed to make the project feasible is 8%. The term is 20 years but the amortization is 30 years.
29. The low-income housing tax credit per year is $587,635, assuming 130%.
30. Linkage is considered a loan to create a paper loss. However, it will be forgivable.
31. The HIF loan also increases paper losses, which increases tax benefits.
32. The Capital Contribution is paid in over a five year period. The value is present valued at 10%.

33. The internal rate of return is just under 23%.
34. In the event that the Kresge Foundation awards a $500,000 grant, it could be part of the endowment for the operating budget of the daycare.

Competitive financing

Subsidy competition could fire up stalled Washington St. housing proposal

by J. G. Stalvey

City officials are hoping a first-of-its-kind federal affordable housing competition will jump-start a stalled proposal to build transitional housing for homeless women and children in the South End.

The Boston Redevelopment Authority (BRA) is planning to apply for approximately $1 million in subsidy money under a competition funded by the Federal Home Loan Bank of Boston. The bank is one of 12 nationwide that loan funds to mortgage-lenders, mainly savings and loan institutions, savings banks and co-operative banks.

The savings and loan bail-out bill approved by Congress last year requires all 12 of the federal home loan banks to set aside funds for affordable housing subsidies. The Boston bank, which serves more than 300 institutions in New England, plans to offer $5.9 million in housing subsidies this year.

Antonio Torres, the BRA's project manager for the proposed Helen Morton Family Center, said the federal competition requires that each request for subsidy funds be "sponsored" by a local bank. The BRA is trying to line up a sponsor, Torres said, adding that he is "very hopeful" the authority can do so by the May 1 application deadline.

Torres noted that the federal program offers some chance for affordable housing funds at a time when the state's pool of housing subsidies has dried up. "There's nothing much out there right now," Torres said. "This brings a new opportunity to get housing built." He added, however, that, with public money scarce throughout the region, there will be keen competition for the home loan

*See **Funding**, page 10*

THE REV. ROBERT TANZIE: A citizen's advisory board is 'just waiting for the mayor or someone to come up with the money' for South End transitional housing proposal. (Linda Haas photo)

Morton Center eyes funding competition

continued from page 1

bank's funds. While the BRA's application isn't finalized, Torres said he expects the Morton Center application to request just under $1 million.

Torres said he thinks the Morton proposal is a good match for the federal program, which gives priority to projects that, among other things, provide housing for the homeless and home ownership opportunities to lower income families. The Morton Center, slated to be part of a residential, mixed-income complex dubbed Washington Court, will include 36 units of housing for homeless women and children.

Carl Bonta, project manager for the South Park Partnership, the Washington Court developer, also said the Morton Center seems like the type of project the federal program was designed to help. "It's innovative and you've got some high-profile people behind it," he said, adding, "it's got a good chance."

> The project 'is innovative and you've got some high-profile people behind it. It's got a good chance.'
> **—Carl Bonta**
> South Park Partnership

The Rev. Bob Tanzie, a member of a city-appointed board of directors for the Morton Center, noted that design and zoning issues related to the project have been settled. "We're just waiting for the mayor or someone to come up with the money," Tanzie said.

The BRA had hoped to get the Morton Center proposal off the drawing board and into the ground by linking it to a "blue-chip" development site in Park Square. The agency in 1988 picked the Braintree-based Pavillion Corp. to develop the Park Square. site with the understanding that the team would help pay for the Morton Center. The South Park Partnership was picked to develop Washington Court and the Morton Center, a proposal that carries a pricetag of approximately $17 million.

But the deflation of the downtown development bubble has caused major problems for Pavillion, which is still trying to put together a workable proposal. The team scrapped its first plan for a mixed-use, residential-office-retail complex, then floated the idea of a hotel, which drew unenthusiastic responses from both Park Square-area residents and city officials. Pavillion's troubles have left the South Park Partnership without the subsidy dollars the team had counted on receiving from the Park Square development.

Mayor Raymond Flynn first proposed building 100 units of transitional housing on a BRA-owned site between Washington St. and Shawmut Ave. at Rutland and W. Concord Sts. in August 1986. That plan was greeted with widespread opposition.

A new proposal, that included moderate- and market-rate condominiums as well as the transitional housing units, was announced in early 1987. The latest version calls for 36 transitional units and a 68-unit, resident-owned cooperative, according to Bonta, who said the condo plan was abandoned mainly because of the unlikelihood of getting bank financing for condos.

In April 1988, the BRA announced that Pavillion and the South Park team would work together to develop the South End and Park Square sites. Since then, the South Park team has worked with the BRA and neighbors to resolve design and zoning issues.

At a meeting early this week, the BRA resolved a dispute with Haven St. homeowners by agreeing to deed over to them a slice of the Morton Center site abutting their back yards. The Haven St. homes are next to a city-owned parcel where South Park Partnership plans to build a day-care center for the Morton Center and Washington Court. The Haven St. homeowners have been negotiating with the BRA for months about just where the dividing line between their property and the city-owned land is located.

The city zoning board of appeals is expected to review the project at its meeting scheduled for May 8.

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American Heart Association

A family saga

Change from condos to co-ops may help get transitional housing off the ground

by J. G. Stalvey

Fears that the project might founder in the sluggish South End real estate market may prompt changes to the proposed Helen Morton Family Center in an effort to make the project more "bankable."

The Morton Center, which was called the Tree of Life project from the time of its announcement in August 1986 until last November, started life as a proposal for 100 units of transitional housing for homeless women and their children to be built on city-owned land on Rutland St. between Shawmut Ave. and Washington St. After an outcry from South End residents and criticism that the original proposal wouldn't work, city officials changed the proposal to include fewer transitional units mixed into a complex that would include condominiums for both subsidized and market-rate owners.

Faced with steadily increasing costs and a notoriously slack local market for condos, however, the development team picked last year by the city to build the Morton Center is floating the possibility of dropping the planned condos and going with limited-equity co-operative units, while increasing both the number of market-rate residences and the number of underground parking spaces at the project. The development team working on the center has over the last several weeks discussed the proposed changes with city planners and members of the Morton Center board appointed in 1987 by Mayor Raymond Flynn.

Members of the board said this week the proposed changes are still being discussed. Boston Redevelopment Authority (BRA) staff working on the Morton Center could not be reached for comment this week.

DEDICATION: Mayor Flynn greets South End activist Helen Mor last fall's ceremony naming a transitional housing development pl for Rutland St. after her. (Rose Marston photo)

In addition to 68 market-rate and moderate-income residences, the latest Morton Center plan calls for 36 transitional housing units, plus a separate day-care center and meeting rooms for the center's programs, which will include counseling and other services designed to help homeless women prepare to live independently.

The development team includes the Braintree-based Pavillion Corp. and the South Park Partnership, a group headed by Park Square-based developer Jay Schochet. While called a team, the two firms are only loosely allied: The Pavillion firm is chiefly responsible for the Park Square site and for pro "linkage" payments to the South team, which has the task of getti Morton Center built.

The team was tentatively desig last April by the BRA to build the M Center and a housing/commercial plex on blue-chip, city-owned lots i Square. Board members said this they expect the BRA to grant final nation to the Pavillion/South Park in the next two months.

Board member Walter Ferme, a End developer, said the change posed by the development tean aimed at making it easier to nail the money to build the Morton C Ferme said members of the develop team say co-op units are a good l

See Saga, p

Family center saga

continued from page 3

part because of the availability of public subsidy money for co-ops. The feeling among board members he has spoken with, Ferme said, is that condos are "unmarketable," and that co-op units may well be easier to finance and sell. Ferme added that he thinks the condo market could improve by the time the Morton Center units are ready for occupancy, but added that the developers want to make the change "so it's more bankable now."

The development team has also proposed cutting the number of moderate-income units and increasing the number of market-rate units as a way of making up for the "enormous" cost of the transitional housing facility, Ferme said. The cost of building the Morton Center has edged up from an estimated $15 million to about $17 million, he said. Ferme said increases in interest rates and the cost of labor to construct the center are chiefly responsible for the higher pricetag.

Ferme noted that BRA officials are shooting for a Morton Center groundbreaking before the end of the year. In terms of controlling the cost, he said, the sooner the better. Complicating the situation is the fact that part of the Park Square site the Pavillion/South Park team is slated to develop is still in the hands of a private owner.

Noting that Pavillion is committed to making a linkage payment of $4.5 million to the South Park group, Ferme said progress on both sites is tied to the speed with which the city can gain control of the privately owned Park Square piece. Ferme said the BRA is in the process of taking that site through eminent domain. "That has to come," he said, adding, "the more it waits, the more the cost is going to go up."

The Boston Globe

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November 14, 1988

A South End model

Two years ago, Mayor Flynn announced a well-intentioned but misguided plan for a massive housing complex in the South End for battered women and their children. The 100-unit complex was to be called the Tree of Life transitional family shelter.

For valid reasons – including its $12 million cost, the mayor's failure to consult the community, and the return to a labeled institution as a solution to a social problem – residents and social activists angrily opposed the plan. Today, the story has a happy ending and bodes well for the needy women as well as the neighborhood.

It has taken extra time, but the model established for dealing with the problem can easily be duplicated elsewhere. The new plan has been forged in a spirit of foresight and cooperation under South End Neighborhood Housing Intitiative guidelines crafted by South End residents and city officials.

The plan links two city-owned parcels of land: the defunct Tree of Life site in the South End, bordered by Washington, Shawmut, West Concord and Rutland streets; and another just off Park Square on Stuart Street. Development of the Park Square property was tied to the leveraged benefit of including housing for the battered women and their children as part of condominium development of the South End site.

Two of the proposals complemented each other so well that the Boston Redevelopment Authority got the development teams, called the Pavilion and South Park partnerships, to merge the plans. Now, 36 housing units for the women and children will be interspersed among 60 private condominiums. Social services, day care and a community center will operate on the premises.

Such parcel-to-parcel linkage geared to a specific social need is a model for other special-needs housing. The South End housing program has been renamed for Helen Morton, a legendary South End activist for low-income families. Mayor Flynn, the BRA, the South End community and the needy women are all winners in the rethinking and restyling of this project.

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